

Apartment 1 Redcliffe,  
Caswell, Caswell Bay,  
Swansea, SA3 3BT



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Offers Over  
**£200,000**



Embrace the best of both worlds with this exceptional one-bedroom apartment in Caswell. With its enviable location neighboring the beach, this property not only offers a mesmerizing seaside lifestyle but also presents an excellent opportunity for both residing and short-term holiday lets.

Situated just moments away from the beach, this apartment boasts the most incredible sea views from its open plan living/kitchen space.

Adding to the allure, the property offers direct access to Caswell Bay from the rear of the building, allowing easy exploration of the sandy shores and leisurely beach walks.

Benefiting from a share of freehold and communal parking, this apartment ensures a seamless ownership experience, whether you choose to reside in it or opt for short-term holiday lets to maximize its investment potential.

Not only does this property offer easy access to Caswell Bay, but it is also a short walk away from the picturesque Langland Bay and the renowned Langland Bay Golf Club. For a wider range of amenities, the vibrant village of Mumbles is just a short drive away, offering a delightful selection of shops, restaurants, and recreational facilities.



### Entrance

Via a sliding patio door into the kitchen/living room.

### Kitchen/Living Room

13'11" x 16'5"

With a door to storage cupboard. Door to bathroom. Door to bedroom. Set of double glazed windows to the front boasting breathtaking sea views of Caswell Bay. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Integral fridge/freezer.

### Bedroom

12'3" x 8'5"

Set of frosted glazed windows to the front. Double glazed window to the side. Doors to built-in wardrobe.

### Shower Room

7'8" x 7'7"

Suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

### External

Patio seating area with ample room for tables and chairs which offer breathtaking sea views of Caswell Bay.

### Aerial Aspect

### Agents Note

Shared broadband for the whole apartment block. Building wide fire detector in each apartment.



**Services**

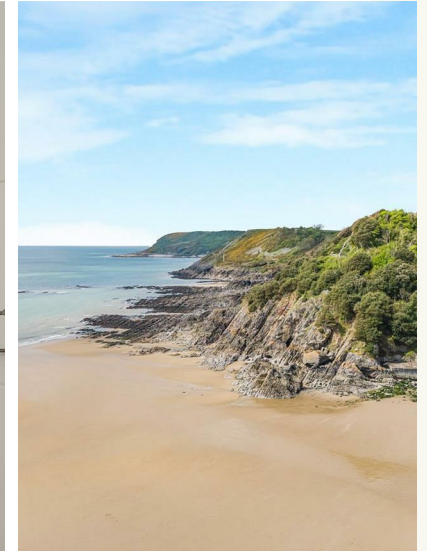
Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2, Three & Vodafone.

**Council Tax Band**


Council Tax Band - C

**Tenure**

Share of freehold - Lease remaining - 96 years.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 34.2 sq. metres (368.0 sq. feet)



Total area: approx. 34.2 sq. metres (368.0 sq. feet)

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Plan produced using PlanUp.