

5 Salisbury Close,  
Scurlage,  
Reynoldston,  
Swansea, SA3 1AZ



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# 5 Salisbury Close, Scurlage, Reynoldston, Swansea, SA3 1AZ

Offers Over  
**£160,000**



Situated in the sought-after village of Scurlage, this two bedroom ground floor apartment in Salisbury Close offers a rare opportunity to purchase a home with no onward chain. Set within the UK's first Area of Outstanding Natural Beauty, the property is perfectly positioned to enjoy the stunning Gower Peninsula, with award-winning beaches such as Rhossili Bay and Three Cliffs Bay just a short distance away.

Offering a floor area of 784 ft<sup>2</sup>, the apartment provides well-proportioned accommodation throughout. The layout includes a porch leading into a welcoming hallway, a comfortable lounge with direct access to a bright conservatory, a fitted kitchen, a bathroom, and two bedrooms.

Externally to the rear, there is a detached garden shed providing useful storage, along with a lawned garden.

This is an excellent opportunity for those seeking a coastal retreat, first home, or investment in a location renowned for its natural beauty and outstanding surroundings.



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a door to built-in storage cupboard and a glazed hardwood door into the hallway.

### Hallway

With a door to the kitchen. Door to the bathroom. Door to the lounge. Doors to bedrooms. Door to built-in cupboard.

### Kitchen

10'5" x 8'10"

You have a set of double glazed windows to the rear. 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 induction hob with oven and grill under. Extractor hood over. Space for fridge freezer. Plumbing for washing machine. Spotlights. Tiled floor. Radiator.

### Kitchen

### Bathroom

10'1" x 6'6"

You have a frosted double glazed window to the rear. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Door to built-in airing cupboard. Tiled floor. Tiled walls. Chrome heated towel rail.

### Bathroom

### Lounge

14'1" x 10'0"

You have a set of double glazed French doors to the conservatory. Radiator. Telephone point.

### Lounge

### Conservatory

9'5" x 9'9"

You have a set of double glazed French doors leading out to the communal garden. A set of double glazed windows to the rear garden. Spotlights.

### Conservatory





**Bedroom One**

9'8" x 11'6"

You have a set of double glazed windows to the front and a radiator.

**Bedroom One****Bedroom Two**

9'8" x 10'4"

You have a set of double glazed windows to the front. Radiator. Full fibre connection point.

**Bedroom Two****External****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front****Rear**

With a detached garden shed. lawned garden.

**Rear****Rear****Services**

Mains electric. Mains water. Mains Drainage. Oil. Broadband type- full fibre. Mobile phone coverage available with O2, Three, EE & Vodafone.

**Council Tax Band**

Council Tax Band - B


**Tenure**

Leasehold (90 years remaining)







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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	72
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 72.8 sq. metres (784.0 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 sq. feet)

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Plan produced using PlanUp.