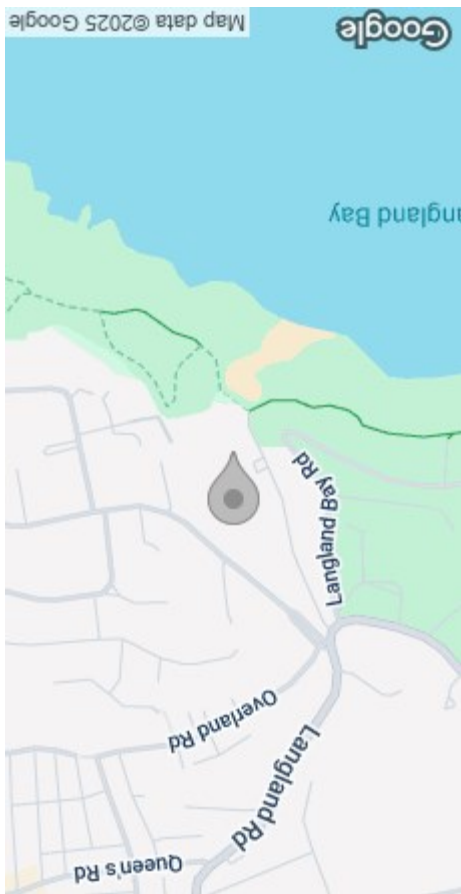


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

DAWSONS ALL THINGS PROPERTY



GROUND FLOOR

FLOOR PLAN



7 Fairhaven Court

Langland, Swansea, SA3 4QY

Asking Price £199,950



GENERAL INFORMATION

Discover the perfect coastal retreat in this charming first-floor one-bedroom apartment, offering breathtaking sea views over Langland and Rotherslade Bay. Nestled in a prime location, this property is ideal for those who love scenic walks and vibrant community life, with the coastal cliff path walks and the bustling Mumbles village just moments away, offering an array of shops, bars, and restaurants. The apartment features an entrance hall, an open-plan lounge seamlessly flowing into the dining area and modern kitchen, and a sit-out balcony accessed from the lounge where you can enjoy uninterrupted sea views. The cozy bedroom provides a peaceful retreat, complemented by a bathroom. Externally, the property boasts beautifully maintained communal gardens and an allocated parking space, ensuring convenience and a sense of community. This apartment offers an unparalleled lifestyle with its picturesque views, proximity to nature, and vibrant local amenities. Don't miss the opportunity to make this seaside haven your own. EPC - D

FULL DESCRIPTION



Entrance



Hallway



Kitchen/Lounge
18'4" x 11'8" (5.6m x 3.58m)



Bedroom
9'10" x 7'10" (3m x 2.4m)

Shower Room
6'2" x 4'7" (1.9m x 1.42m)

Tenure
LEASEHOLD - 125 year lease from 12/03/2025. 125 Years remaining. Service Charge: £2622.24 per annum. Ground rent: £60.00 per annum. The scheduled maintenance at the block is expected to be completed later this year 2025- The sellers contributions to maintenance has already been paid.



Services
Mains electric, water & drainage. There is a water meter. The current sellers broadband is with BT.. Please refer to Ofcom checker for further information. The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

