



## 24 Fairhaven Court

Langland, Swansea, SA3 4QY

**Offers Over £275,000**



FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

9'05 x 3'02 (2.87m x 0.97m)

Wood cladding to ceiling. Tiled flooring. Radiator. Airing cupboard housing gas combination boiler. Rooms off:

Lounge/Dining Room

16'03 13'00 (4.95m 3.96m)

Double glazed sliding door to sit out balcony with views over Rotherslade Bay. Wood cladding ceiling. Tiled flooring.

Kitchen

9'04 x 4'06 (2.84m x 1.37m)

Fitted with a range of wall and base units with worksurface over. Inset 2 bowl stainless steel sinks with mixer tap over. Inset 4 ring electric hob with extractor over and oven under. Space for fridge/freezer. Built in pantry providing ample storage. Double glazed window to side.

Bedroom 1

10'11 x 9'05 (3.33m x 2.87m)

Double glazed window to rear. Fitted with built in wardrobes and bedroom furniture providing ample hanging and storage space. Tiled flooring. Radiator.

Bedroom 2

8'11 x 7'08 (2.72m x 2.34m)

Double glazed window to rear. Wood cladding to ceiling.

Bathroom

9'04 x 6'02 (2.84m x 1.88m)

Fitted with a three piece suite comprising wc, wash hand basin into vanity unit and shower cubicle with electric shower.

Tenure

Leasehold

125 year lease with 115 years remaining.

Annual Service Charge: from 1st April 2024 £2623.08 payable in two half yearly instalments of £1,311.54

Management Company: R.J. Chartered Surveyors

Council Tax Band

E

Services

Mains gas, electric and water.

The current sellers do not have broadband. 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.

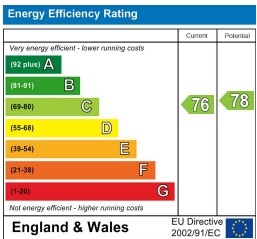
AREA MAP



FLOOR PLANS



EPC



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