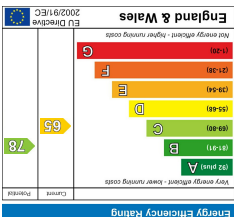
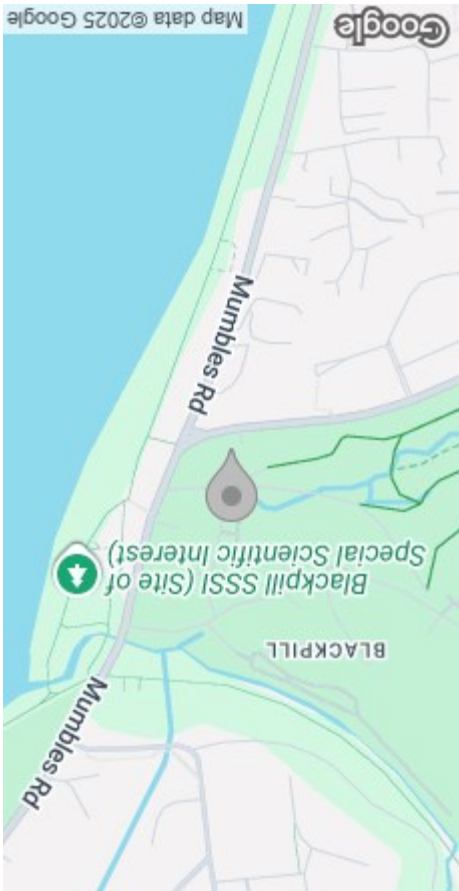


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

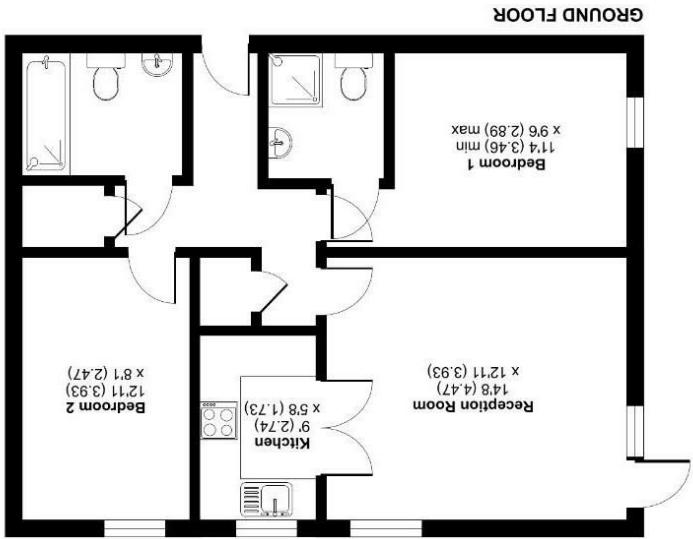
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (PMS2 Measurements), © and revised 2025.
Produced for Dawson's Property, REF: 1370013



EPC



AREA MAP



Mayals Road, Blackpill, Swansea, SA3

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale

FLOOR PLAN



GENERAL INFORMATION

Situated in the sought-after coastal development of Mumbles Bay Court, Blackpill, this beautifully presented ground floor retirement apartment enjoys sea views across Swansea Bay and offers a perfect blend of comfort, convenience, and community living. Ideally located close to the seafront promenade, Clyne Gardens, and the vibrant village of Mumbles with its range of shops, cafes, bars, and restaurants, the property provides an ideal setting for a relaxed coastal lifestyle. The accommodation comprises an entrance hall with built-in storage cupboard, an open-plan lounge and dining area with a door leading to a private patio seating area and communal gardens, and a fitted kitchen. There are two bedrooms, with the master bedroom benefiting from an en-suite shower room, along with a separate bathroom. Additional features include residents' and visitors' parking, well-maintained communal gardens, an on-site House Manager, telephone entry system, Careline support, and a communal laundry room. Exclusively for residents aged 55 years and over, this delightful apartment combines independence with the reassurance of a friendly, supportive community setting, all within easy reach of Mumbles' coastal charm and amenities.

FULL DESCRIPTION

Entrance Hall

Reception Room
14'8 x 12'11 (4.47m x 3.94m)

Kitchen
9' x 5'8 (2.74m x 1.73m)

Bedroom 1
11'4 min x 9'6 max (3.45m min x 2.90m max)

Ensuite

Bedroom 2
12'11 x 8'1 (3.94m x 2.46m)

Bathroom

Parking
Parking is available via a communal car park for residents and visitors.



Tenure
Leasehold
125 year lease from 01/03/1993 to 01/03/2118. 92 years remaining.
Annual ground rent - £512.00
Annual service charge - £4,792.00

Council Tax Band
E

EPC - D

Services
Mains electric, water & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as , due to the property being vacant, we cannot confirm availability.

