

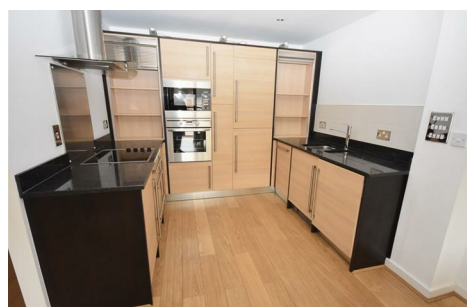


16 The Osbourne, Rotherslade Road

Langland, Swansea, SA3 4QA

Asking Price £365,000

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FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

7'02 x 6'00 (2.18m x 1.83m)

Wood effect laminate flooring. Built in cupboard with shelving and housing hot water tank. Wall mounted electric heater. Rooms off:

Lounge/Diner

24'03 x 18'01 (7.39m x 5.51m)

Double glazed window to front along with double glazed sliding door leading to sit out balcony where you can enjoy views over RotherSlade Bay and cliffs. Electric wall mounted heater. Spotlights to ceiling. Wood effect laminate flooring. Open plan to:

Kitchen

9'04 x 7'11 (2.84m x 2.41m)

Fitted with a range of wall and base units with worksurface over. Inset 1 1/2 bowl sink with mixer tap over. Inset 4 ring electric hob with extractor fan over. Eye level microwave with electric oven under. Integrated fridge/freezer, washing machine and dishwasher. Spotlights to ceiling. Partially tiled walls. Wood effect laminate flooring.

Bedroom 1

15'08 x 11'00 (4.78m x 3.35m)

Double glazed window to rear. Electric wall mounted heater. Wood effect laminate flooring. Door to:

Ensuite

6'09 x 6'04 (2.06m x 1.93m)

A three piece suite comprising wc, wash hand basin and shower cubicle. Wall mounted electric radiator. Tiled walls and flooring. Spotlights to ceiling.

Bedroom 2

15'08 x 9'09 (4.78m x 2.97m)

Double glazed window to side. Electric wall mounted heater. Wood effect laminate flooring.

Bathroom

Fitted with a three piece suite comprising wc, wash hand basin and jacuzzi bath. Electric wall mounted heater. Tiled walls and flooring. Spotlights to ceiling.

External

Sit out balcony with views over RotherSlade Bay and cliffs.

Tenure

LEASEHOLD - Leasehold

125 year lease from 1st September 2004 until 1st September 2129.

Annual service charge is £5397.26 per annum

Part B services charge £2973.70 service charge relating to SIP will be review once works completed

Council Tax Band

G

Services

Mains electric, water & drainage.

There is no gas at the property.

The seller does not currently have broadband connection. Please refer to Ofcom checker for further coverage information.

For mobile signal please refer to Ofcom checker for coverage information.

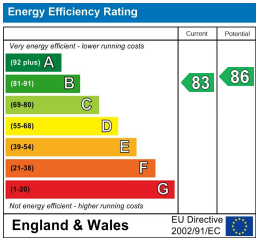
AREA MAP



FLOOR PLANS



EPC



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