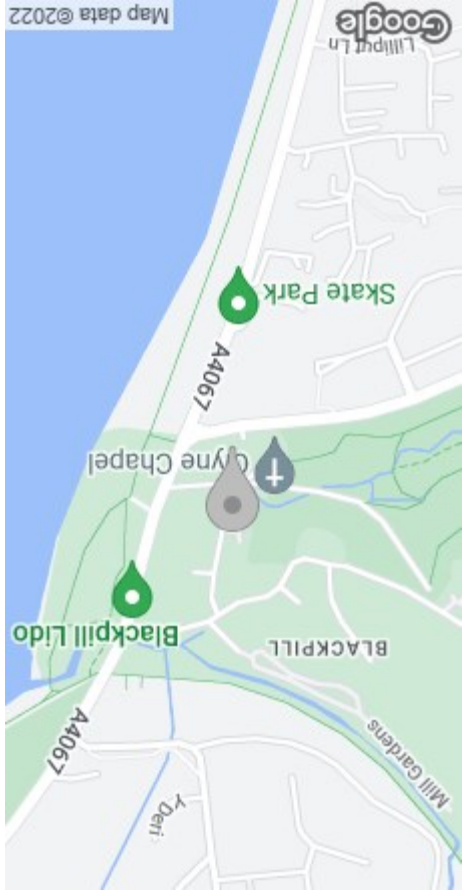


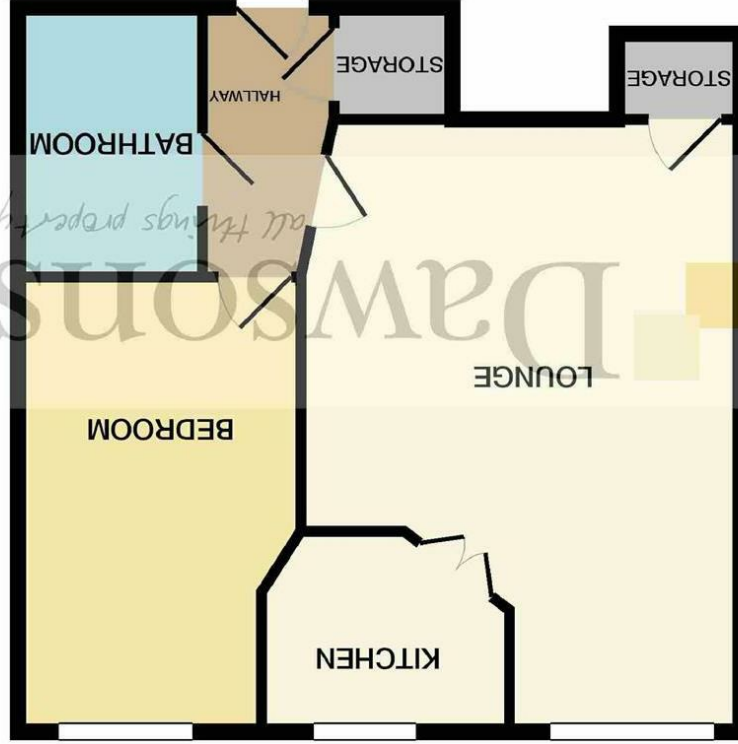
EPC



AREA MAP

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN



26 Mumbles Bay Court
 Blackpill, Swansea, SA3 5BS
Asking Price £129,950



GENERAL INFORMATION

Located in the ever popular Mumbles Bay Court we offer for sale a first floor, one bedroom, retirement apartment. Set in well maintained communal gardens the property itself comprises: Hallway, Lounge/Diner, Kitchen, Bedroom and Bathroom. Ideally situated to take advantage of the Promenade walks, Clyne Gardens & Bus stop offering services to Swansea City Centre and Mumbles Village. Benefits include on site house Manager, car park offering residents and visitors parking, telephone entry system plus care line & communal laundry room. No chain. Viewing recommended. Age restriction 50 years and over. EPC- B. Leasehold. Lease 125 Years from 1993. Ground Rent £513.28 p.a. Service Charge £2204.42 p.a. Council Tax Band - D.

FULL DESCRIPTION

Entrance

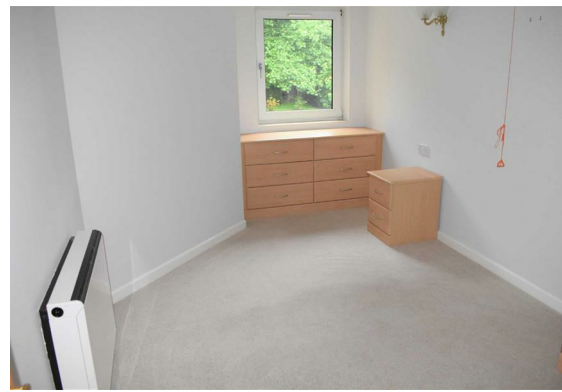
Enter via front door into:

Hallway

Door entry system. Emergency call system. Coved and textured ceiling. Doors to:

Airing Cupboard

With hot water tank and shelving.



Lounge

19'7" x 12'4" (5.97 x 3.76)

Double glazed window to front overlooking car park, well kept gardens and Clyne church beyond. Feature fireplace with wood surround and mantle, marble effect back and hearth and housing electric coal effect fire. Coved and textured ceiling. Double glass panel doors to kitchen and door to storage cupboard.

Kitchen

Double glazed window to front. Fitted with a range of wall, base and drawer units with work surface over and tiled splash back. Inset stainless steel sink and drainer with mixer tap. Integrated halogen hob with extractor hood over and eye level electric oven/grill. Spaces for fridge and freezer. Coved and textured ceiling. Wall mounted fan heater. Tile effect vinyl flooring.

Bedroom

13'7" x 9'1" to wardrobes (4.14 x 2.77 to wardrobes)

Double glazed window to front. Electric radiator. Fitted wardrobes and drawer unit. Coved and textured ceiling.

Bathroom

Comprising double walk in shower with glass doors, wash hand basin fitted into vanity unit and low level W.C. Electric towel radiator. Tiled walls. Tile effect vinyl flooring. Wall mounted fan heater. Coved and textured ceiling.

Tenure

Leasehold

Tenure

Leasehold. Lease 125 Years from 1993
Ground Rent £513.28pa
Service Charge £2204.42pa