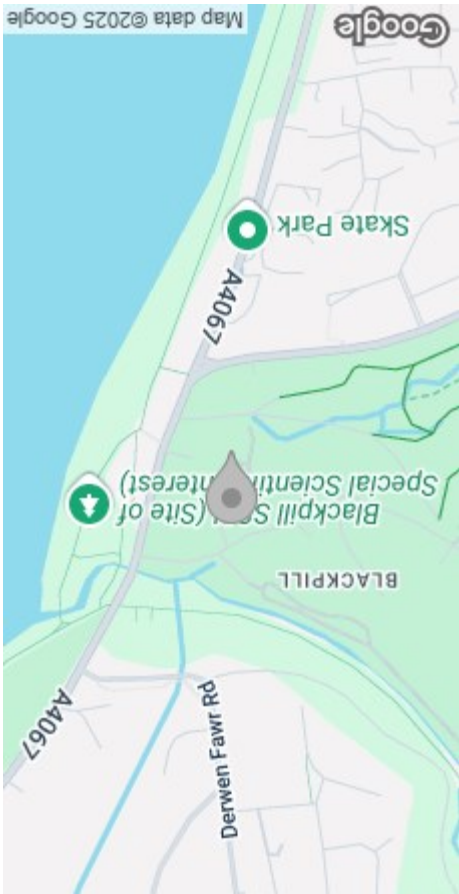


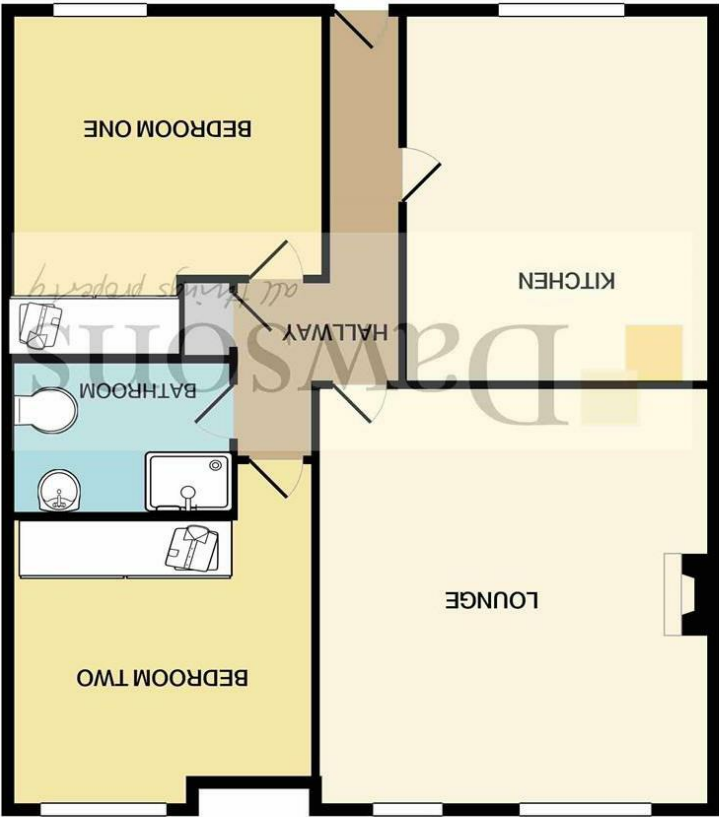
EPC



AREA MAP

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 error, 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



31 Roman Court  
Blackpill, Swansea, SA3 5BL  
Asking Price £180,000





GENERAL INFORMATION

A generous sized second floor apartment in a small purpose built block, situated in a quiet prime location in the popular area of Blackpill. Set within close proximity of the sea front, the bustling seaside village of Mumbles and the numerous amenities it offers and a two minute walk from the local bus route. The property itself has well proportioned rooms and comprises: Hallway, lounge, kitchen/diner, two bedrooms, and a bathroom. Parking space and communal grounds. Viewing highly recommended. EPC - C

FULL DESCRIPTION

**Entrance**  
Enter via front door into:

**Hallway**  
Built in storage cupboard with shelving. Radiator. Coved ceiling. Access to loft via hatch. Rooms off.



**Kitchen**  
**14'05 x 11'11**  
Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Space for Rangemaster cooker with chimney style extractor hood over. Integrated fridge/freezer. Cupboard housing gas central heating boiler. Radiator. Coved ceiling. Part tiled walls and tile effect flooring.

**Lounge**  
**16'04 x 15'02 (4.98m x 4.62m)**  
Two double glazed windows to front providing an abundance of natural light, giving this spacious room a bright and airy feel. A feature fireplace housing a coal effect fire set within a decorative surround offers an attractive focal point. Two radiators. Coved ceiling.

**Bedroom One**  
**13'05 x 13'03 @ max (4.09m x 4.04m @ max)**  
Double glazed window to rear. Fitted wardrobes with hanging space, shelving and drawer storage. Radiator. Coved ceiling.

**Bedroom Two**  
**12'02 x 10'08 @ max (3.71m x 3.25m @ max)**  
Double glazed window to front. Fitted mirrored wardrobes housing shelving and hanging space. Radiator. Coved ceiling.

**Bathroom**  
**9'02 x 6'00 (2.79m x 1.83m)**  
Three piece suite comprising low level W.C, wash hand basin set over vanity unit and wet room style walk in shower with glazed screen divider. Chrome towel heater. Part tiled walls.

**External**  
The property enjoys well maintained communal gardens and benefits from allocated residents parking.

**Tenure**  
Leasehold- details as follows:  
Ground rent £110 per annum. reviews annually  
Service charges £1,700 per annum.  
Lease term: 110 years from March 25th 2023 - 109 years remaining.

**Council Tax Band**  
E

**Services**  
Mains gas, electric, water & gas.  
No Broadband currently at the property. 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.

**Additional information**  
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. – We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist. PLEASE NOTE - the terms of the lease agreement does not allow pets.

