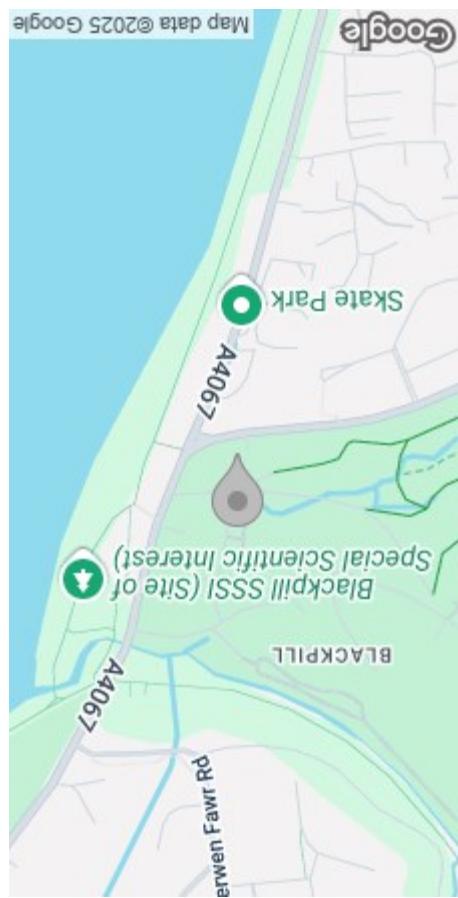


EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



## 16 Mumbles Bay Court, Mayals Road

Blackpill, Swansea, SA3 5BS

Offers Over £150,000



## GENERAL INFORMATION

Nestled in the sought-after coastal location of Blackpill, this delightful ground-floor retirement apartment offers a perfect blend of comfort, convenience, and community living. Situated within a well-maintained retirement complex, residents benefit from beautifully landscaped communal gardens, visitors' parking, a communal lounge, laundry and refuse facilities, and lift access to all floors.

Upon entering, the apartment welcomes you with an entrance hall featuring a built-in storage cupboard. The bright and airy open-plan lounge/dining area provides a warm and inviting space, with a door leading out to a patio seating area, seamlessly connecting to the communal gardens—ideal for enjoying the fresh sea air. The fitted kitchen offers practicality and style, while the generous double bedroom boasts fitted wardrobes for ample storage. A shower room completes the accommodation.

Perfectly positioned just a short stroll from the stunning seafront promenade, this apartment presents an excellent opportunity for a peaceful and secure retirement lifestyle with all essential amenities close by.

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## FULL DESCRIPTION

### Entrance Hall

7' x 6'11 (2.13m x 2.11m)



### Lounge / Dining Room

20'01 x 10'08 (6.12m x 3.25m)



### Kitchen

7'09 x 7'08 (2.36m x 2.34m)



### Bedroom

15'07 x 9'02 (4.75m x 2.79m)



### Bathroom

#### Tenure

Leasehold

125 year lease from 01/03/1993 with

93 years remaining

Annual ground rent - £512.00

Annual Service charge - £2396.00



### Council Tax Band

D

### Services

Mains electric, water & drainage. (there is no gas)

The current sellers do not have broadband connected. 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.

