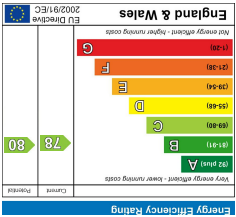


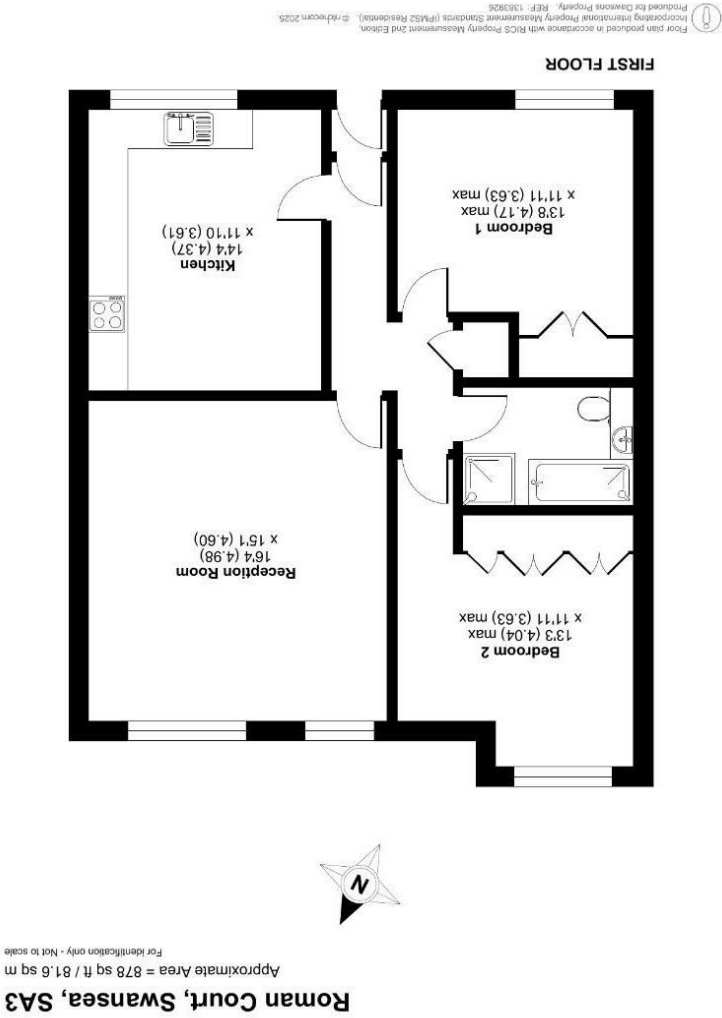
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



24 Roman Court

Blackpill, Swansea, SA3 5BL

Asking Price £230,000





GENERAL INFORMATION

A superbly located ground-floor apartment just moments from the stunning seafront promenade and the picturesque Clyne Gardens. Perfectly positioned for coastal living, this property also lies within easy reach of the vibrant village of Mumbles, renowned for its boutique shops, welcoming bars, and excellent restaurants.

The well-presented accommodation comprises an inviting entrance hallway, a fitted kitchen/breakfast area, and a bright lounge/dining space ideal for both relaxing and entertaining. There are two comfortable bedrooms along with a modern bathroom, offering practical and versatile living throughout.

Externally, the property enjoys access to maintained communal gardens and the convenience of an allocated parking space.

This is an excellent opportunity to secure a coastal home in a highly sought-after location—ideal as a main residence, holiday retreat, or investment.

FULL DESCRIPTION

Entrance Porch

Hallway

Kitchen  
14'4 x 11'10 (4.37m x 3.61m)

Reception Room  
16'4 x 15'1 (4.98m x 4.60m)

Bedroom 1  
13'8 max x 11'11 max (4.17m max x 3.63m max)

Bedroom 2  
13'3 max x 11'11 max (4.04m max x 3.63m max)

Bathroom



**Tenure**  
Leasehold  
150 years remaining. lease start date - 24/03/2023, end date - 24/03/2176  
Annual service charge - £1784  
Annual Ground rent - £0 peppercorn rent.

**Council Tax Band**  
E

**EPC - C**  
**Services**  
Mains gas, electric, water & drainage.  
There is a water meter.  
Broadband - The current supplier is BT.  
The broadband type is ADSL.  
Mobile - There are no known issues with mobile coverage using the vendors current supplier O2.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

