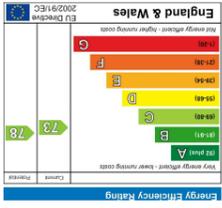


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

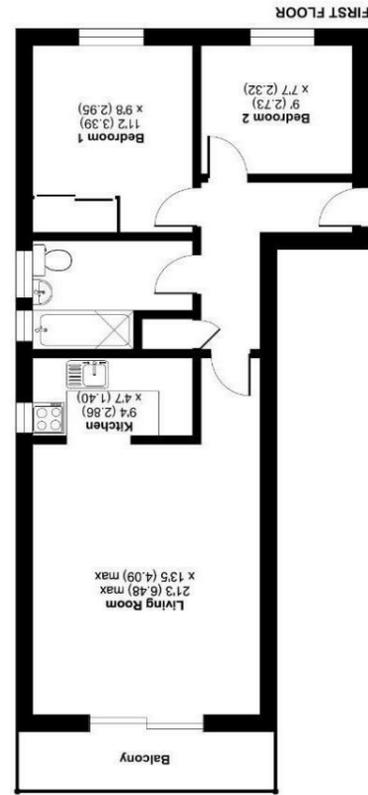


EPC



AREA MAP

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (RICS Rules of Measurement 2018). Produced for Dawson Property. REF: 127943. © mid-western 2025.



Fairhaven Court, Langland, Swansea, SA3
 Approximate Area = 601 sq ft / 55.8 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

9 Fairhaven Court
 Rotherslade, Swansea, SA3 4QY
Asking Price £265,000



GENERAL INFORMATION

Opportunity to purchase a top floor two bedroom apartment located within Fairhaven Court which occupies a very prominent position overlooking Rotherslade Bay. The apartment benefits from a sit out sun balcony with uninterrupted views across the bay. The tranquillity of the location with the sea on your doorstep offers a unique setting close to the village of Mumbles with an enviable array of quality restaurants and shops to choose from. The accommodation briefly comprises: entrance hall, open plan lounge/dining area into kitchen area, two bedrooms and a bathroom. Externally is allocated parking & communal gardens. Viewing is recommended to appreciate the views and location on offer.

FULL DESCRIPTION

Entrance Hall

Living Room

21'3 max x 13'5 max (6.48m max x 4.09m max)

Kitchen

9'4 x 4'7 (2.84m x 1.40m)

Balcony

Bedroom 1

11'2 x 9'8 (3.40m x 2.95m)

Bedroom 2

9' x 7'7 (2.74m x 2.31m)

Bathroom



Parking

Parking is available at this property via the communal car park, one allocated space.

Tenure

Leasehold
Lease Terms: 125 years from 24/05/2018 (118 years remaining)
Annual Service Charge £2,523.28

Council Tax Band

E

EPC - C

Services

Mains gas, electric, water & drainage, There is a water meter.
Broadband - The current network is provided by TalkTalk. There are no known issues with mobile coverage using the vendor's supplier Vodafone. You are advised to refer to the Ofcom checker for information regarding signal and broadband coverage.

