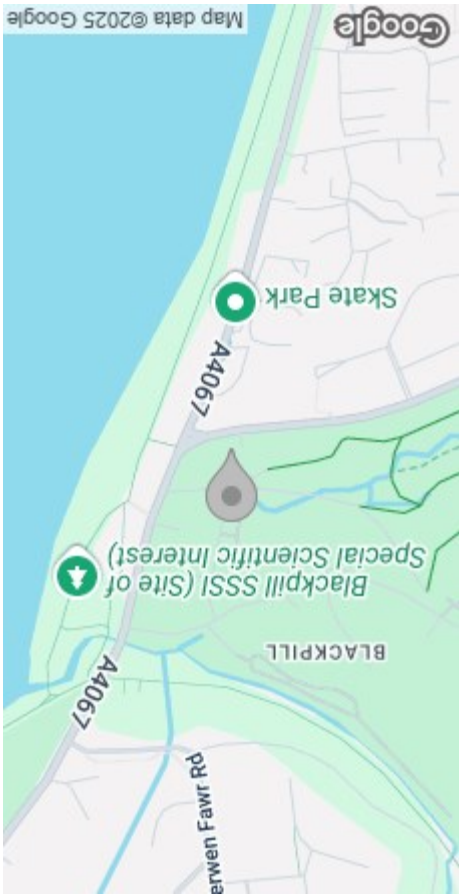
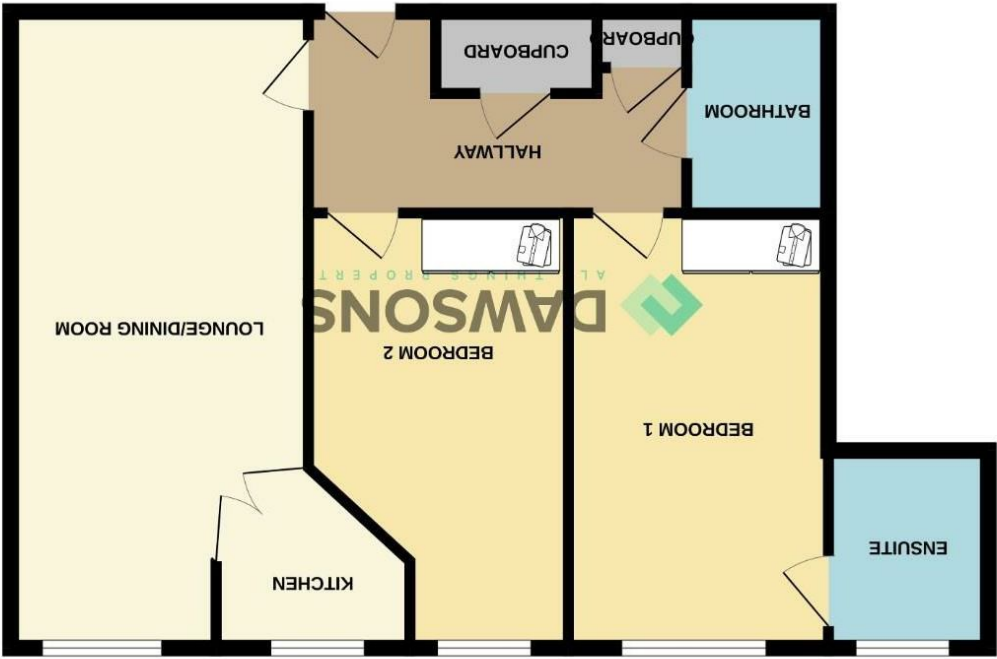


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

We are delighted to offer for sale this two bedroom first floor retirement apartment. Set in well maintained communal gardens. The property itself briefly comprises: hallway, lounge, kitchen, two bedrooms, one with en-suite and bathroom. Ideally situated to take advantage of the Promenade walks, Clyne Gardens and 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 and communal laundry room. Viewing highly recommended. EPC - B.

FULL DESCRIPTION

Entrance
Enter via front door into:

Hallway
13'05 x 6'10 (4.09m x 2.08m)
Coving to ceiling. Electric wall mounted heater. Built in cupboard with shelving. Further built in cupboard. Rooms off:

Lounge/Dining Room
22'07 x 10'07 (6.88m x 3.23m)
Double glazed window to rear. Coving to ceiling. Electric wall mounted heater. Feature fireplace with surround and marble effect harth. French doors to:



Kitchen
7'11 x 7'07 (2.41m x 2.31m)
Fitted with a range of wall and base units with worksurface over. Inset stainless steel sink with drainer unit and mixer tap over. Inset 4 ring electric hob with extractor hood over. Eye level electric oven. Partially tiled walls. Space for fridge and freezer. Double glazed window to rear. Coving to ceiling.

Bedroom 1
15'06 x 9'02 (4.72m x 2.79m)
Double glazed window to rear. Electric wall mounted heater. Coving to ceiling. Built in wardrobes. Door to:

Ensuite
Fitted with a three piece suite comprising wc, wash hand basin and bidet. Tiled walls. Coving to ceiling. Double glazed privacy window to rear. Electric wall mounted heated towel rail.

Bedroom 2
15'05 x 9'02 (4.70m x 2.79m)
Double glazed window to rear. Electric wall mounted heater. Coving to ceiling. Built in wardrobes.

Bathroom
Fitted with a three piece suite comprising wc, wash hand basin into vanity unit and shower cubicle with mains shower. Coving to ceiling. Tiled walls.

External
The property benefits from beautifully maintained communal gardens, as well as both residents and visitor parking.

Tenure
Leasehold - 125 year lease from 1st March 1993 with 93 years remaining. Service charges £3636.98 per annum (this includes water rates) Ground Rent - £572 per annum

Council Tax Band
E

Services
Mains electric, water & drainage. (there is no gas)
The current sellers do not have broadband. 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.