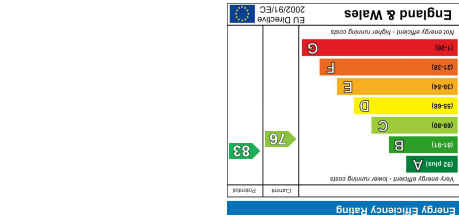


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, REF: 1341544. Produced for Dawson's Property, 13th March 2025.



FLOOR PLAN



EPC



AREA MAP



29 Caswell Bay Court, Caswell Road  
Caswell, Swansea, SA3 4RY  
Asking Price £350,000

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GENERAL INFORMATION

A beautiful 1st floor apartment boasting breathtaking views over Caswell Bay and beyond. Situated within the prestigious gated development of Caswell Bay Court, this property enjoys a prime location at the gateway to the Gower Peninsula—an Area of Outstanding Natural Beauty. The location offers convenient access to the vibrant Mumbles Village, known for its charming boutiques, cafés, and restaurants, along with the many leisure attractions that the Gower has to offer.

Beautifully renovated by the current owners, the apartment is presented in excellent condition and is ready to move into. The generous kitchen, which comfortably accommodates a breakfast table, opens into a welcoming lounge area and extends onto a private balcony—perfect for enjoying the stunning panoramic scenery.

The principal bedroom features fitted wardrobes and en-suite shower room. There is also a second well-proportioned bedroom and a contemporary family bathroom.

Externally, the property benefits from allocated parking as well as additional visitor spaces.

Offered with no onward chain. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

Reception Room  
14'11 x 11' (4.55m x 3.35m)

Kitchen  
14'10 x 7'7 (4.52m x 2.31m)

Shower Room

Bedroom 1  
15'8 x 9' (4.78m x 2.74m)

Ensuite  
Bedroom 2  
15'9 max x 8'7 max (4.80m max x 2.62m max)



**Parking**  
Parking is available via an allocated space in the communal car park. Additionally this block benefits from communal EV charging points.

**Tenure**  
Leasehold  
999 year lease with 965 years remaining.  
Lease 1st October 1991- 1st October 2990

Annual Ground Rent: £1  
Annual Service Charge: £3,742.50

**Council Tax Band**  
F

**EPC - C**

**Services**  
Mains gas, electric, water (billed) and drainage.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

**Additional Information**  
There are lifts within the apartment block.

