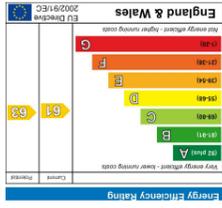


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

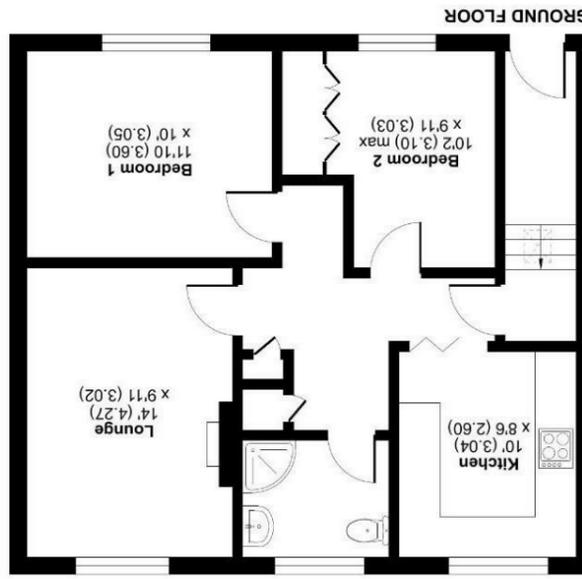
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (RICS Rules of Measurement 2018).
 Produced for Dawson Property, REF: 125565



EPC



AREA MAP



Salisbury Close, Swansea, SA3
 Approximate Area = 649 sq ft / 60.2 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

11 Salisbury Close
 Reynoldston, Swansea, SA3 1AZ
Asking Price £155,000



GENERAL INFORMATION

This charming first-floor apartment is situated in the picturesque village of Scurlage, Gower, offering a perfect blend of comfort and convenience. Ideally located close to local amenities and award-winning beaches, this property is perfect for those looking to enjoy both coastal living and easy access to everyday necessities.

The accommodation includes two well-proportioned bedrooms, a spacious reception room, a fully fitted kitchen, and a three-piece bathroom suite. Externally, the apartment benefits from shared gardens to front and rear, which are shared with the ground-floor apartment, providing a lovely outdoor space to relax or entertain. Whether you're looking for a tranquil retreat or a place to call home near the beauty of Gower's coastline, this apartment is an ideal choice.

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FULL DESCRIPTION

Entrance Porch

Stairs To First Floor

Hallway

Kitchen

10' x 8'6 (3.05m x 2.59m)

Lounge

14' x 9'11 (4.27m x 3.02m)

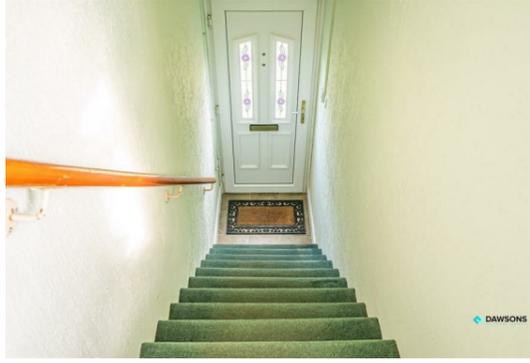
Bedroom 1

11'10 x 10' (3.61m x 3.05m)

Bedroom 2

10'2 max x 9'11 (3.10m max x 3.02m)

Bathroom



Tenure

Leasehold
Lease Term: 125 Years from 1990
Annual Service Charge: £127

Council Tax Band

B

Services

Mains electric, water and Drainage. LPG gas.
Broadband supplier is currently with Sky. Please refer to Ofcom checker for further coverage information.
The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

Additional Information

The property is located in an Area of Outstanding Natural Beauty (ANOB) with restrictions on the title.
The restriction limits buyers to those who live in the area to ensure that the property is retained by local individuals and must be used as a main residence.

