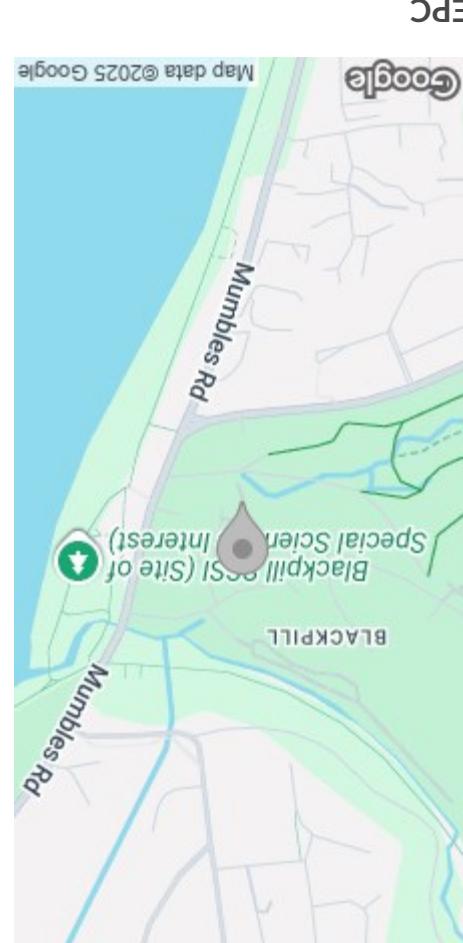


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

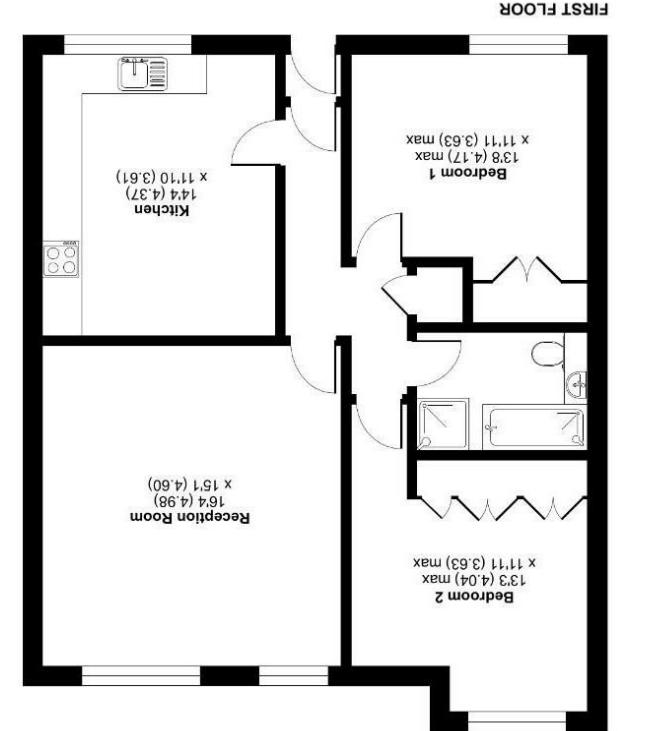


AREA MAP

Roman Court, Swansea, SA3

Approximate Area = 878 sq ft / 81.6 sq m
For identification only - Not to scale

Produced for Dawson's Property EPC: 1365226
Floor plan produced in accordance with RICS Property Measurement and Easier



FLOOR PLAN



DAWSONS

GENERAL INFORMATION

A superbly located first-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)

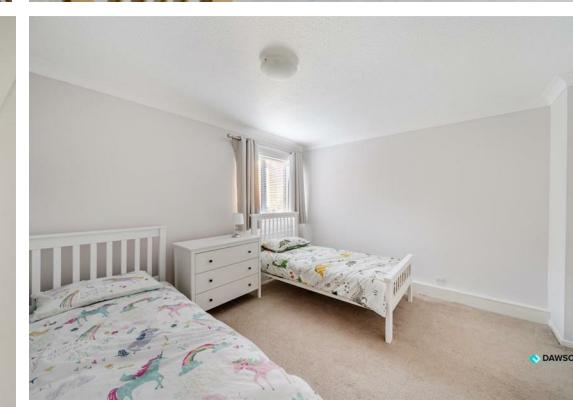
Bedroom 1

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.

