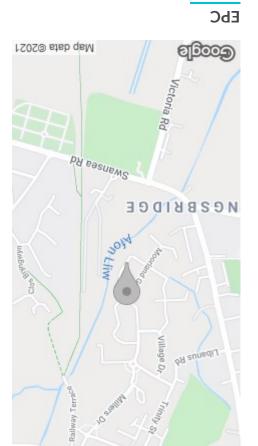
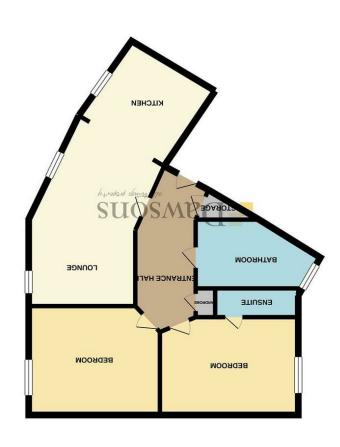


or warranty in respect of the property.

England & Wales

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 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





**CROUND FLOOR** 

**AKEA MAP** 

FLOOR PLAN







#### **GENERAL INFORMATION**

WELCOME HOME! This two bedroom, second floor apartment will make for an ideal first time buy or investment. Situated in a popular  $\operatorname{\mathsf{cul}}\nolimits \operatorname{\mathsf{de}}\nolimits \operatorname{\mathsf{sac}}\nolimits \operatorname{\mathsf{location}}\nolimits \operatorname{\mathsf{within}}\nolimits \operatorname{\mathsf{walking}}\nolimits \operatorname{\mathsf{distance}}\nolimits \operatorname{\mathsf{of}}\nolimits \operatorname{\mathsf{all}}\nolimits \operatorname{\mathsf{the}}\nolimits \operatorname{\mathsf{amenities}} \operatorname{\mathsf{that}}\nolimits$ Gorseinon has to offer, such as, supermarkets, doctors, dentist and schools, any potential purchaser will note the great location. Only a short walk away will take you to the cycle path that adjoins the newly opened Kingsbridge cycle path that guides you to  $\mathsf{Blackpill}$ which in turn leads you to the Mumbles, the 'Gateway to Gower'! For those wanting to explore Swanseas beaches, such as, Caswell Bay Beach, Three Cliffs Bay and Oxwich Bay, these are circa 30 the ground floor entrance door via a paved pathway with decorative shrubbery either side. You enter into the ground floor entrance, from here you climb the stairs to the second floor where the apartment can be found to your left. You enter the apartment door into the hallway, from here access is granted to the good sized open plan lounge and kitchen area, large bathroom and two double bedrooms with the master bedroom benefiting from its own shower ensuite. Also appealing to potential purchasers is the storage on offer, the current vendor is utilising the storage cupboard as a wardrobe and a boarded attic space(vendor advised) is accessed via the hallway. Do not miss this opportunity to acquire this lovely apartment where a detailed internal inspection is recommended! Leasehold.  $\ensuremath{\mathsf{EPC}}$  -  $\ensuremath{\mathsf{TBC}}$ 







### **FULL DESCRIPTION**

#### **Entrance**

Enter via door into:

#### Hallway

Loft access. Electric wall mounted heater. Fitted carpet. Doors providing access to the open plan kitchen/lounge, bedroom one, bedroom two, bathroom, storage cupboard and wardrobe.

#### Kitchen/lounge 25'2" max x 7'10" (7.68m max x 2.41m)

Kitchen Area - Fitted with an arrangement of wall and base units together with pull-out drawers and complementary work surface over inset one and a half stainless steel bowl sink and drainer with a swan neck mixer tap over. Four ring electric hob with stainless steel splash back and built under oven and grill and extractor hood over. UPVC double glazed window to side. Vinyl flooring.

Lounge - UPVC double glazed window to side. Two electric wall mounted heaters. Fitted carpet.













#### Bedroom 1 11'3" max x 10'3" max (3.43m max x 3.13m max)

UPVC double glaze window to rear. Wall mounted electric heater. Fitted carpet. Door providing access to:

## **Shower Ensuite**

Three-piece sweet comprising W.C, full pedestal wash hand basin and step in shower cubicle. Wall mounted heated towel rail. Partly tiled walls. Extractor fan. Vinyl flooring.

# Bedroom 2

12'1" max x 8'7" max (3.69m max x 2.64m max) UPVC double glaze window to side. Wall mounted

electric heater. Fitted carpet.

## Bathroom

#### 7'8" max x 11'5" to max (2.35m max x 3.5m to max ) Three piece suite comprising W.C, full pedestal

wash hand basin with mixer tap over and panelled bath. Partly tiled walls. Extractor fan. Wall mounted heated towel rail. Partly tiled walls. UPVC double glazed obscure window to rear. Vinyl flooring.

## External

## Front

v is approached via a paved pathway with decorative shrubbery either side into the ground floor entrance area.

## Rear

To the rear of the property is one allocated parking space and two visitor parking spaces.

Commencement Date: 01.01.2009 Length of Lease: 125 Years Ground Rent: £250per annum

## Service Charge.

Based on the figures from 01 Feb 2020 - 31 Jan 2021-£1615.42 - this figure may fluctuate.