



## GENERAL INFORMATION

WELCOME HOME! This two bedroom, second floor apartment will make for an ideal first time buy or investment. Situated in a popular cul de sac location within walking distance of all the amenities that 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 Blackpill which in turn leads you to the Mumbles, the 'Gateway to Gower'! For those wanting to explore Swansea's beaches, such as, Caswell Bay Beach, Three Cliffs Bay and Oxwich Bay, these are circa 30 minutes drive from this lovely apartment. Join me as you approach 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. EPC - 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 suite 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

The property 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.

#### Lease

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.