



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsonsproperty.co.uk have not checked the service availability of any appliances or central heating boilers which are included in the sale.



19 ROMAN COURT, BLACKPILL, SWANSEA,
OFFERS IN THE REGION OF £149,950



An opportunity to acquire a second floor apartment at this highly popular complex. Ideally set to take advantage of local amenities with good road links to both Mumbles and Swansea, as well as being situated to take advantage of the promenade walk running adjacent to Swansea Bay. The accommodation briefly comprises: Hallway, kitchen/breakfast room, lounge/dining area, two bedrooms and a bathroom with a separate shower. Double glazed and gas central heating. Allocated parking. Viewing is highly recommended.

Entrance

Enter via communal door. The apartment is located on the second floor. Wood/glass privacy door into:

Hallway

Radiator. Door into:

Kitchen 11'11 x 11'9 (3.63m x 3.58m)

Fitted with a range of wall and base units with complementary work surface over incorporating stainless steel sink and drainer unit with mixer tap. Space for four ring gas hob and oven, space for washing machine and tumble dryer. Vinyl flooring. Window to rear. Wall mounted boiler. Strip light. Wall mounted fuse box. Radiator. Wooden door into:

Lounge 19'06 x 15'0 (5.94m x 4.57m)

Two radiators. Two windows to front.

Bedroom One 13'08 x 12'05 (4.17m x 3.78m)

Window to front. Radiator.

Bathroom

Four piece suite comprising pedestal wash hand basin, low level W.C, step in shower cubicle with glass screen and panelled bath. Vinyl flooring. Extractor fan.

Storage/Airing Cupboard

Radiator. Two shelves

Bedroom Two 12'05 x 11'02 (3.78m x 3.40m)

Radiator. Window to rear.

External

The property benefits from allocated parking and communal gardens.

DIRECTIONS

From our Mumbles office proceed down Newton Road and turn left at mini roundabout onto Mumbles Road. Continue to Blackpill and turn left after the Woodman Inn into Mill Lane. Turn into the development and the property is at the rear on the left hand side.

TENURE: Leasehold

99 years from 1987. Ground Rent £55 per annum. Service Charge £475 per six months

COUNCIL TAX: E

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301