



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



ROMAN COURT, BLACKPILL, SWANSEA, SA3 5BL
OFFERS IN THE REGION OF £199,950



Opportunity to purchase a first floor apartment situated at this highly popular complex. The apartment is 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, lounge/dining room, modern fitted kitchen/breakfast room, two bedrooms and modern bathroom. Double glazed and gas central heating. Allocated parking. Viewing is highly recommended. No chain.

Entrance

Enter via wooden front door into:

Hallway

Radiator. Storage cupboard housing radiator. Door to:

Kitchen 11'81 x 11'16 (5.41m x 3.76m)

Double glazed window to rear. Spacious modern kitchen fitted with a range of white gloss wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric oven and four ring halogen hob with stainless steel chimney style extractor over. Spaces for washing machine, tumble dryer and American style fridge/freezer. Cupboard housing combi boiler. Tiled splash back and flooring.

Lounge 19'51 x 14'96 (7.09m x 6.71m)

Two double glazed windows to front allowing plenty of natural light into this spacious room. Feature fireplace housing flame effect fire offering an attractive focal point. Two radiators.

Bedroom One 13'68 x 12'12 (5.69m x 3.96m)

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two 12'21 x 11'12 (4.19m x 3.66m)

Currently utilised as a study/sitting room. Double glazed window to rear. Radiator.

Bathroom

Modern fitted three piece suite comprising low level W.C, wash hand basin set over vanity unit and large step in shower with glass enclosure. Radiator. Extractor. Tiled walls and tiled effect flooring.

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 £60 per annum. Service charge £950 per annum

COUNCIL TAX: E

EPC RATING: B

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