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17 ROMAN COURT, BLACKPILL, SWANSEA,
OFFERS IN THE REGION OF £165,000



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.

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:
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