



Dawsons

estate agents



18 Roman Court, Blackpill, Swansea, SA3 5BL

Opportunity to purchase a two bedroom first floor apartment 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 to the village of Mumbles. The accommodation briefly comprises: hallway, kitchen/ breakfast room, spacious lounge, two double bedrooms and a disabled bathroom. Additional benefits include double glazing and gas central heating throughout. Allocated parking. Viewing is recommended.



Best Offers Over £150,000



77 Newton Road, Mumbles, Swansea, SA3 4BN
T: 01792 367301 | F: 01792 367 301
mu@dawsonsproperty.co.uk

Entrance

Enter via wooden door into:

Hallway

Radiator. Intercom system. Cupboard with shelving. Door to:

Kitchen 11'11 x 11'8 (3.63m x 3.56m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Space for appliances. Radiator. Tiled splash backs. Wall mounted boiler.

Lounge 21'0 x 15'0 (6.40m x 4.57m)

Two double glazed windows to rear. Radiator.

Bedroom One 13'5 x 12'1 (4.09m x 3.68m)

Double glazed window to front. Fitted wardrobe. Radiator.

Bedroom Two 12'1 x 11'3 (3.68m x 3.43m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with a low level W.C, pedestal wash hand basin and shower adapted for disabled use. Tiled walls. Radiator. Extractor fan.

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 on the left hand side.

TENURE: Leasehold

Term: 99 years from 1987. Ground Rent: £60 per annum, rising to £240.

Service Charge: £500 per half year

COUNCIL TAX: E

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 367301

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

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

