



6 Caswell Bay Court, Mumbles, Swansea, SA3 4RY
Offers Over £335,000

Opportunity to purchase a spacious two bedroom ground floor apartment, occupying an elevated position boasting spectacular views over Caswell Bay and the headlands. The property briefly comprises; entrance hallway, storage cupboards, bathroom, open plan kitchen/breakfast area, lounge leading out on to balcony and two bedrooms, master benefitting from en suite shower room facilities. The secure, gated complex is well maintained with all communal areas and gardens beautifully maintained. Benefitting from allocated parking and additional visitors parking. Viewing highly recommended to appreciate the wonderful seaside location and breathtaking views on offer. No chain.

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Entrance

Enter via communal door. Front door into apartment leading into:

Hallway

Storage heater. Airing cupboard housing water tank and shelving. Further two storage cupboards, one housing consumer unit and the second with additional shelving. Doors to:

Bathroom

Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over. Fan heater. Fully tiled walls and flooring. Extractor fan. Plain plastered ceiling.

Bedroom One 20'0 x 8'0 @ longest/widest points (6.10m x 2.44m @longest/widest points)

Patio doors leading out to balcony which has the pleasure of wonderful sea views. Fitted wardrobes and over bed storage. Plain plastered and coved ceiling. Storage heater. Door to:

En-suite

Four piece suite comprising low level W.C, bidet, pedestal wash hand basin and walk in shower cubicle. Extractor fan. Tiled flooring and part tiled walls. Fan heater.

Bedroom Two 14'0 x 6'0 (4.27m x 1.83m)

Double glazed window to front enjoying sea views. Fitted wardrobe.

Open Plan Kitchen/Breakfast Area/Lounge 29'0 x 12'0 in total (8.84m x 3.66m in total)

Kitchen/Breakfast Area 9'0 x9 9'0 (2.74m x 0.23m 2.74m)

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 and breakfast bar area with space for seating below. Tiled splash back. Integrated appliances include washing machine, dishwasher, fridge/freezer, eye level oven and four ring halogen hob with extractor above. Open to:

Lounge

Patio doors lead out to balcony which enjoys breathtaking views across Caswell Bay, providing plenty of natural light creating a bright and airy feel. Feature fireplace housing free standing electric fire set within a stone surround offering an attractive focal point. Space to accommodate dining table. Plain plastered and coved ceiling.

External

The property benefits from secure gated access. Communal gardens to the front of the property. Allocated and visitor parking.

DIRECTIONS

From our Mumbles office proceed up Newton Road and turn left into Langland Road, proceed up and around Langland corner onto Southward Lane, then Caswell Road staying on this road towards Caswell Bay. Carry on past Caswell Bay and up the hill and the apartments are situated on the right hand side.

TENURE: Leasehold - Share Of Freehold

Sale price includes membership in the company that owns the freehold of the entire building - Caswell Bay Court Ltd.

COUNCIL TAX: G

EPC RATING: B

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

