



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.



24 LLWYN Y MOR, CASWELL, SWANSEA, SA3 4RD
ASKING PRICE £169,950



An opportunity to acquire a first floor apartment located in the highly desirable area of Caswell. Ideally situated to take advantage of all local amenities the area offers. Within a mile and a quarter of the Victorian seaside village of Mumbles and its wealth of shops, bars and restaurants. The property briefly comprises: hallway, lounge, kitchen, two bedrooms and bathroom. Additional benefits include; well maintained attractive communal gardens, residents parking and double glazed throughout. Viewing highly recommended to appreciate property and location on offer. No chain.

Entrance

Enter via wooden door into:

Inner Porch

Door to:

Hallway

Spacious hallway. Doors to:

Lounge

Double glazed window to rear providing plenty of natural light, giving this spacious room a bright and airy feel.

Kitchen

Double glazed window to rear. Fitted with a range of base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Spaces for cooker, washing machine and fridge/freezer. Extractor. Tiled splash back.

Bedroom One

Double glazed window to front. Fitted wardrobes.

Bedroom Two

Double glazed window to front. Fitted wardrobes.



Bathroom

Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over. Tiled walls. Extractor fan.

External

The property benefits from well maintained attractive communal gardens and residents 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 onto Caswell Road past St. Peters Church and turn left into Llwyn Y Mor.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING: C

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

