



14 St Annes, Mumbles, Swansea, SA3 4EW
Offers In The Region Of £315,000

Opportunity to purchase a spacious first floor, two bedroom apartment boasting sea views from the front aspect. Located in the highly regarded complex at St Annes. The property is situated in a secure gated complex within walking distance to the popular seaside village of Mumbles and close to all amenities the area boasts including restaurants, bars and boutiques. The accommodation itself briefly comprises: entrance hallway, lounge open to contemporary fitted kitchen, bathroom and two bedrooms - master benefits from en-suite facilities. Further benefits include allocated residents parking as well as ample visitors parking. Viewing is highly recommended to appreciate this fantastic seaside location and standard of living on offer.

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Entrance

Enter via communal door, taking the stairs to the first floor. Apartment front door into:

Hallway

Intercom phone entry system. Radiator. Large storage cupboard. Doors to:

Bathroom 7'2 x 5'10 (2.18m x 1.78m)

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over and glass screen. Tiled walls and flooring. Radiator. Plain plastered ceiling with spotlights.

Bedroom One 12'10 x 10'5 (3.91m x 3.18m)

Double glazed window to rear enjoying views of Oystermouth Castle and Swansea Bay. Fitted wardrobes. Radiator. Door to:

En-suite

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure. Radiator. Storage cupboard. Plain plastered ceiling with spotlights.

Bedroom Two 9'11 x 9'3 (3.02m x 2.82m)

Double glazed widow to rear enjoying partial castle views. Fitted wardrobes. Radiator.

Open Plan Lounge/Kitchen 27'10 x 13'5 (8.48m x 4.09m)

Lounge

Double glazed patio doors to front with Juliet balcony providing plenty of natural light, creating a bright and airy feel. Two radiators. Oak flooring. Plain plastered ceiling. Open to:

Kitchen

Full length window to front. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating sink with mixer tap. Tiled splash back. Integrated appliances include fridge, freezer, washing machine, dishwasher and oven with four ring gas hob over and stainless steel chimney style extractor hood above. Concealed wall mounted boiler. An integrated breakfast bar provides and organic divide between kitchen and lounge. Plain plastered ceiling with spotlights. Oak flooring continued from lounge.

Externally

The property benefits from secure gated entry. Allocated residents parking along with ample visitors parking.

DIRECTIONS

From our Mumbles office continue down Newton Road and turn right at the roundabout onto Mumbles Road. Continue along this road for about a quarter of a mile, turning right onto Western Lane. The complex can be found on the first bend of the road on the left hand side.

TENURE: Leasehold

Lease Term: 125 years from 01/01/09

Ground Rent: £100 p.a

Service Charge: £1,500 p.a

COUNCIL TAX: G

EPC RATING: C

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

