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38 WILLOW COURT, CLYNE COMMON, SWANSEA,
OFFERS IN THE REGION OF £115,000



A delightful, first floor two bedroom retirement apartment. Situated in the well maintained and popular complex 'Willow Court' on Clyne Common. The complex enjoys many features including restaurant, coffee shop, hairdresser, function suite and well kept communal gardens, with the additional benefit of having a lift to all floors. The accommodation itself briefly comprises: two bedrooms, bathroom, kitchen and lounge/dining area. Residence can also enjoy regular bus trips. Viewing highly recommended. Age restriction 55 years & over. NO CHAIN.

Entrance

Enter via communal entrance. Lift/stairs to second floor. Apartment door into:

Hallway

Intercom entry system. Three storage cupboards. Plain plastered and coved ceiling. Doors to:

Bathroom

Three piece suite comprising low level W.C, wash hand basin set within vanity unit and corner jacuzzi bath with hand held shower attachment over. Chrome towel heater. Extractor fan. Fully tiled walls. Plumbing for washing machine.

Bedroom One 11'1 x 10'9 (3.38m x 3.28m)

Double glazed window to rear. Fitted wardrobes, dressing table and bedside units. Plain plastered ceiling.

Bedroom Two 10'0 x 7'1 (3.05m x 2.16m)

Double glazed window to rear. Fitted wardrobes with matching dressing table. Electric storage heater. Plain plastered ceiling.



Lounge/Diner 21'4 x 11'1 (6.50m x 3.38m)

Double glazed full length window and patio door to rear with Juliet balcony providing plenty of natural light, creating a bright and airy feel. A feature wall mounted electric fire offers an attractive focal point. Electric storage heater. Plain plastered and coved ceiling. Open to:

Kitchen 7'8 x 6'7 (2.34m x 2.01m)

Fitted with a range of white high gloss wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include dishwasher and oven with electric four ring hob over and extractor hood above. Space for fridge/freezer. Plain plastered and coved ceiling.

Externally

Benefitting from well maintained communal gardens and allocated parking.

DIRECTIONS

Sat Navigation - 38 Willow Court, Clyne Common SA3 3JB.

TENURE: Leasehold

Lease Term: 115 years from 2008

Ground Rent: £66 p.a

Service Charge: £934 p.a

COUNCIL TAX: E

EPC RATING: C

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

