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13 GILBERTSCLIFFE, SOUTHWARD LANE, LANGLAND,
ASKING PRICE £119,995



A beautifully presented, one bedroom ground floor apartment located in Gilbertscliffe, Langland. The property is situated in a prime location, just a short walk from the bustling seaside village of Mumbles with it's array of quality restaurants, cafes and shops, as well as being within walking distance to the award winning beaches of Rotherslade and Langland. The accommodation itself briefly comprises: modern fitted kitchen open to living space and dining area, shower room and bedroom. Viewing is highly recommended to appreciate the standard of living and fantastic location on offer. No chain.

PLEASE NOTE THAT THE PROPERTY CANNOT BE USED FOR INVESTMENT PURPOSES (NO RENTALS).

Entrance

Communal entrance. Apartment entrance into:

Hallway

Wood effect flooring. Doors to:

Open Plan Kitchen/Living Area 16'3 x 10'9 (4.95m x 3.28m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. Space for lounge furniture and dining table. Storage heater. The kitchen area is fitted with a range of wall, base and drawer units with complementary splash back and work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include washing machine, fridge and oven with four ring electric hob over and extractor hood above. Wood effect flooring.

Shower Room

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure. Chrome towel heater.

Bedroom 10'11 x 9'10 (3.33m x 3.00m)

Double glazed window to rear. Storage heater.



External

The property benefits from communal gardens, allocated parking space as well as visitors parking.

DIRECTIONS

Sat Nav - 13 Gilbertscliffe SA3 4QS

TENURE: Leasehold

COUNCIL TAX: C

EPC RATING: D

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

