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**MUMBLES BAY COURT, BLACKPILL, SWANSEA,
BEST OFFERS OVER £225,000**



Opportunity to purchase a ground floor two bedroom retirement apartment with lift facilities. The property is ideally situated to take advantage of the promenade walks, Clyne Gardens and nearby bus stop offering services to Swansea city centre and Mumbles village. The accommodation itself briefly comprises; entrance hallway, lounge/diner, kitchen, bathroom and two bedrooms - with the spacious master having the pleasure of an en-suite shower room. Additional benefits include: on site house manager, care line system, lift access, laundry room, communal lounge, telephone entry system and car park offering both residents and visitor parking. Viewing recommended. Age restriction: 50 years & over. No chain.

Entrance

Enter via front door into:

Hallway

Door entry system. Emergency call system. Electric storage heater. Door to airing cupboard with hot water tank and shelving. Coved ceiling. Doors to:

Lounge/Diner 23'2 x 10'7 (7.06m x 3.23m)

Double glazed window and door to rear leading to a small paved patio terrace, providing plenty of natural light, giving this spacious room a bright and airy feel. A feature fireplace housing an electric fire set within a wooden surround is an attractive focal point. Coved ceiling. Electric storage heater. Double doors into:

Kitchen 7'11 x 7'7 (2.41m x 2.31m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Tiled splash back. Integrated appliances include eye level oven and four ring electric hob and extractor hood above. Space for fridge and freezer. Coved ceiling.



Bedroom One 16'10 x 9'3 (5.13m x 2.82m)

Double glazed window to rear. Electric storage heater. Coved ceiling. Door to:

En-Suite

Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Fully tiled walls. Extractor fan. Coved ceiling.

Bedroom Two 13'6 x 9'2 (4.11m x 2.79m)

Double glazed window to rear. Electric storage heater. Coved ceiling.

Bathroom

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath. Fully tiled walls. Coved ceiling.

Externally

Benefitting from well maintained communal gardens and car park providing both residents and visitor parking.

TENURE: Leasehold

Lease Term: 125 years from 1993

Ground Rent: £578 p.a

Service Charge: £2,742.30 p.a

COUNCIL TAX: E

EPC RATING: C

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

