



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



41 LLWYN Y MOR, CASWELL, SWANSEA, SA3 4RD
OFFERS IN THE REGION OF £129,950



An opportunity to acquire a second floor, one bedroom apartment. Located in the highly desirable area of Caswell and easy access to Rotherslade, Langland beach and cliff path walks. 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 accommodation briefly comprises, hallway, master bedroom, shower room, kitchen, lounge diner. Additional benefits include; well maintained attractive communal gardens, residents parking and double glazed throughout. Viewing highly recommended to appreciate property and location on offer.

Entrance

Communal entrance. Enter via wooden door into

Hallway

Spacious hallway. Wood effect laminate flooring throughout. Doors to



Lounge Diner 10'09 x 9'10 (3.28m x 3.00m)

Double glazed window to rear. One radiator.

Kitchen 10'03 x 10'10 (3.12m x 3.30m)

Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over incorporating sink and mixer tap. Four ring electric hob and extractor above. Spaces for washing machine and fridge/freezer.

Shower Room

Three piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle. One radiator. Door to airing cupboard. Double glazed window to side.

Bedroom one 10'09 x 9'10 (3.28m x 3.00m)

Double glazed window to front. One radiator.

External

The property benefits from well maintained attractive communal



gardens and residents parking.

TENURE: Leasehold

Term: 125 years from 1982. Service Charge: £77.05 per calendar month (to include Ground Rent). Details to be confirmed

COUNCIL TAX: D

EPC RATING: C

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

