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41 LLWYN Y MOR, CASWELL, SWANSEA, SA3 4RD  
OFFERS IN THE REGION OF £125,950





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

