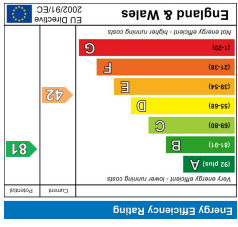




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

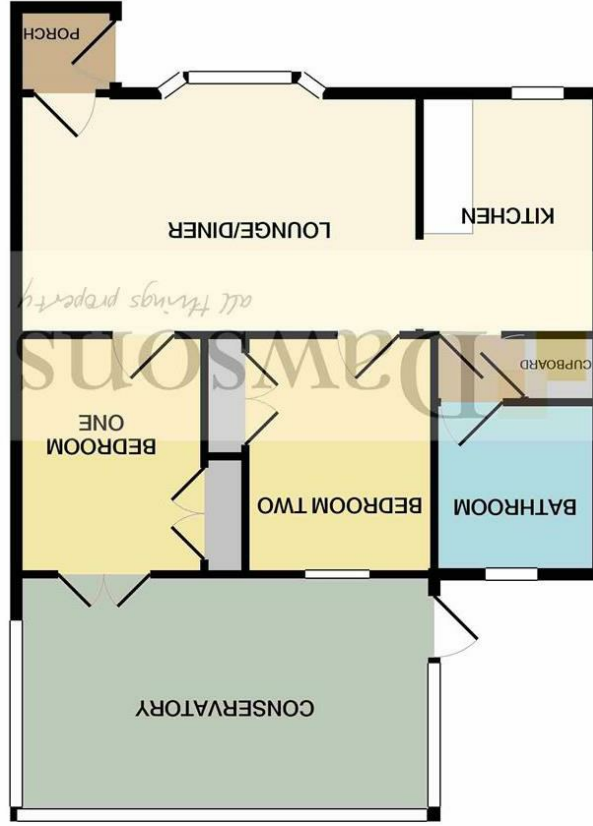
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



5 Sealands Drive
 Limeslade, Swansea, SA3 4JU
 Asking Price £185,000



GENERAL INFORMATION

An opportunity to purchase a two bedroom semi detached holiday style chalet. Moments away from Bracelet Bay, cliff walks and the promenade into Mumbles village with its wealth of shops, bars, boutiques and restaurants. The accommodation itself briefly comprises: lounge open to kitchen/breakfast bar area, bathroom and two bedrooms - one of which has patio doors leading into a conservatory with uninterrupted views over Mumbles Hill and the bay. Additional benefits include off road parking to the front. Viewing is highly recommended to appreciate the standard of accommodation and location on offer. Property will be sold as seen with all furniture included within the agreed price. EPC - E

FULL DESCRIPTION

Entrance

4'0 x 3'5 (1.22m0.00m x 0.91m1.52m)
Double glazed front door into porch area. Spotlight to ceiling, cupboard housing alarm system. Laminate wood effect flooring. Door leading to

Open Plan Lounge/Dining room

16'11 x 9'8 (4.88m3.35m x 2.74m2.44m)
Double glazed bay window to front. Coving to ceiling and laminate wood effect flooring throughout. Electric heater, as well as a multi fuel log burner. Rooms off. Open plan into

Kitchen

7'2 x 9'9 (2.13m0.61m x 2.74m2.74m)
Fitted with a range of wall and base units, with work surfaces over. Inset sink with drainer unit. Four ring electric hob with electric oven under. Integrated fridge. Walls tiled to splash back. Coving to ceiling, frosted double glazed window to front and laminate wood effect flooring.



Bedroom 1

7'6 x 9'7 (2.13m1.83m x 2.74m2.13m)
Built in wardrobes with hanging space and shelving. Coving to ceiling and laminate wood effect flooring. French doors leading to

Conservatory

16'2 x 7'3 (4.88m0.61m x 2.13m0.91m)
Double glazed windows to front and sides with uninterrupted views over the bay and Mumbles Hill. Double glazed door to side, leading to small decking area and a seated garden area looking out over the bay. Spotlights to ceiling, laminate wood effect flooring throughout.

Bedroom 2

7'7 x 9'7 (2.13m2.13m x 2.74m2.13m)
Double glazed window to conservatory. Coving to ceiling, laminate wood effect flooring. Pull down ladder providing access to attic space.

Hallway

5'6 x 2'8 (1.52m1.83m x 0.61m2.44m)
Rear hall with built in cupboard housing hot water system and plumbing for washing machine. Door to

Bathroom

5'5 x 6'6 (1.52m1.52m x 1.83m1.83m)
Fitted with three-piece suite comprised of W.C, wash hand basin and bath with electric shower over. Fully tiled walls and wall mounted heated towel rail. Fully tiled flooring. Coving to ceiling and frosted glass double glazed window to rear.

External

Wall enclosed, level astro-turf garden area to front, with path leading to front door. To the rear is an astro-turf seating area with views over the bay.

Parking

Driveway parking to the side.

Tenure

Freehold. 12 month occupancy.

