



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



**FLAT C, 680C MUMBLES ROAD, SWANSEA,
ASKING PRICE £110,000**



A delightful top floor one bedroom apartment located in the heart of Mumbles ideally situated to take advantage of all the local amenities including the sea front walks, café bars and restaurants and boasting fantastic sea views. The accommodation briefly comprises secure entrance hallway, open plan kitchen/lounge, shower room and bedroom. Additional benefits include gas central heating and double glazing throughout. The property could make an ideal second home or investment. Viewing highly recommended to appreciate property and location. No chain.

Entrance

Enter via wooden door into:

Hallway

Small hallway with door to:

Open Plan Kitchen/Lounge 19'4 x 15'4 (5.89m x 4.67m)

Kitchen

Double glazed window to front with wonderful views overlooking Swansea Bay. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer with mixer tap. Integrated electric oven with four ring gas hob over and extractor hood above. Wall mounted cupboard housing combi boiler. Integrated appliances including fridge, dishwasher and washing machine. Plain plastered ceiling and wood effect flooring.

Lounge

Double glazed window to front again with wonderful sea views across Swansea Bay. Plain plastered ceiling and wood effect flooring followed through from kitchen. Access to loft space.

Bathroom

Three piece suite comprising low level W.C, pedestal wash hand basin and shower cubicle with electric shower. Small radiator. Plain plastered ceiling.



Bedroom 11'9 x 7'10 (3.58m x 2.39m)

Two double glazed windows to rear. Radiator. Plain plastered ceiling.

DIRECTIONS

From our Mumbles Office continue down Newton Road to the roundabout turning right. Continue along Mumbles Road and the property is situated on the right hand side, just before the Mermaid Restaurant.

TENURE: Leasehold

110 years remaining on lease. Ground Rent: £750 p.a

COUNCIL TAX: C

EPC RATING: C

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

