



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.



9 FAIRHAVEN COURT, ROTHERSLADE, SWANSEA,
OFFERS IN THE REGION OF £209,500



Opportunity to purchase a third floor, two bedroom apartment located within Fairhaven Court which occupies a very prominent position overlooking Rotherslade Bay. The apartment benefits from a sit out sun balcony with uninterrupted views across the bay. The accommodation briefly comprises; open plan kitchen/living area, two bedrooms and separate bathroom. Additional benefits include; allocated parking space and attractive communal gardens. The tranquility of the location with the sea on your doorstep offers a unique setting close to the village of Mumbles with an enviable array of quality restaurants and shops to choose from. Viewing highly recommended.

Entrance

Enter via front door into:

Hallway

Airing cupboard housing gas combi boiler. Radiator. Doors to:

Lounge 21'9 x 13'0 (6.63m x 3.96m)

Double glazed patio doors leading out onto a balcony which enjoys spectacular sea views over Rotherslade Bay. Radiator. Open through to:

Kitchen Area

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include oven and electric hob. Space for fridge/freezer.

Bedroom One 10'7 x 9'4 (3.23m x 2.84m)

Double glazed window to rear. Built in wardrobes housing shelving and hanging space. Radiator.

Bedroom Two 8'11 x 7'7 (2.72m x 2.31m)

Double glazed window to rear. Built in wardrobes. Radiator.

Bathroom

Double glazed frosted window to side. Three piece suite comprising



low level W.C, wall mounted wash hand basin and panel bath with shower over and glass screen. Access to loft.

External

Benefitting from an allocated parking space and attractive, well maintained communal gardens.

DIRECTIONS

From our Mumbles office proceed up Newton Road turning left into Langland Road. Proceed to Langland Corner, turn left onto Rotherslade Road, the apartment can be found at the bottom of the road on the left hand side.

TENURE: Leasehold - Share Of Freehold

Freeholder: Fairhaven Court Company

Management Company: Rowland Jones Ltd

Maintenance Charge: £913 per half year

COUNCIL TAX: E

EPC RATING: TBA

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

