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9 FAIRHAVEN COURT, ROTHERSLADE, SWANSEA,  
OFFERS IN THE REGION OF £214,995





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.

**TENURE:** Leasehold - Share Of Freehold

Freeholder: Fairhaven Court Company

Management Company: Rowland Jones Ltd

Maintenance Charge: £943 per half year

**COUNCIL TAX:** E

**EPC RATING:** C

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

