



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



21 OAKLANDS COURT, WEST CROSS, SWANSEA,  
OFFERS IN THE REGION OF £75,000





A delightful, fully refurbished, first floor retirement apartment situated in Oaklands Court. The complex is set in the convenient location of West Cross, only a moment from the promenade, local shops and bus route with services running into Mumbles and the city centre, as well as being within walking distance to the village of Mumbles with its wealth of shops, bars and restaurants. The accommodation itself briefly comprises; hallway, modern fitted kitchen, lounge with partial sea views, one bedroom and newly fitted contemporary style bathroom. Additional benefits include attractive communal gardens and residents parking. 70/30 co-ownership with Coastal housing providing affordable housing for people of retirement age.

#### Entrance

Enter via wooden door into:

#### Hallway

Radiator.



#### Lounge 13'11 x 11'4 (4.24m x 3.45m)

Double glazed windows to side and rear enjoying partial sea views, providing plenty of natural light creating a bright and airy feel. A feature fireplace houses a wood burner style electric fire set within a decorative surround, offering an attractive focal point. Radiator. Plain plastered and coved ceiling.

#### Kitchen 14'0 x 6'0 (4.27m x 1.83m)

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. Tiled splash back. Integrated appliances include oven with four ring gas hob over and stainless steel chimney style extractor hood above. Space for fridge, dishwasher and washer/dryer. Radiator. Two double storage cupboards.

#### Bedroom 11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to side. Radiator. Plain plastered and coved



ceiling.

#### Bathroom

Double glazed frosted window to side. Contemporary three piece suite comprising low level W.C, wash hand basin and panel bath with shower over and glass enclosure. Chrome towel heater. Fully tiled walls and flooring.

#### External

Benefiting from well maintained communal gardens and residents parking.

#### DIRECTIONS

From our Mumbles office continue to the bottom of Newton Road and turn left at the roundabout. Continue along Mumbles Road to the next roundabout. Go straight on taking the second left onto Llynderw Drive. Take the second turning right onto Heneage Drive and first turning left onto Llwynderw Drive. Oaklands Court is at the top of the cul-de-sac.

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC RATING:** D

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

