

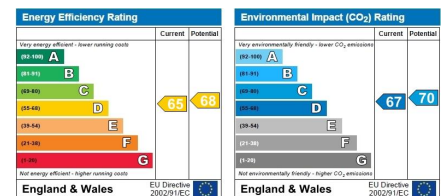
NEW PRICE



## 1 Tudor Court, Murton SA3 3BB

Offers in the region of £114,995

Home With Age Restriction  
Lovely Village Location  
Spacious Kitchen/Living Room  
Cloakroom, 2 Bedrooms, Bathroom  
Non-Allocated Parking  
EER : D65



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**NJ/BT/57084/160119**

## **DESCRIPTION**

A great retirement property situated on a well maintained purpose built complex of similar dwellings. The house is a 'manager assisted' property with an age restriction of (55+). The house has a spacious kitchen, a living room and downstairs cloakroom with two bedrooms and recently modernised bathroom upstairs. Situated in the popular village of Murton on the edge of the beautiful Gower Peninsula, this area enjoys convenient access to Mumbles, the city centre and many local amenities. Viewing is recommended. EER: D 65

## **ENTRANCE HALLWAY**

Double-glazed entrance door into entrance hallway, double-glazed window to side, textured ceiling, understairs storage cupboard, radiator.

## **CLOAKROOM**

Double-glazed obscure window to side, wall mounted wash hand basin, tiled splashback, low level WC, textured ceiling, radiator.

## **KITCHEN**

11'8 x 11'2 (3.56m x 3.40m)  
Double-glazed window to front, double-glazed obscure door to front, fitted with a range of wall and base units with worktops over

incorporating stainless steel sink and drainer, part tiled walls, plumbing for washing machine, space for fridge freezer, wall mounted Worcester combi boiler, vinyl flooring, textured ceiling, radiator.

## **LOUNGE**

11'8 x 11'1 (3.56m x 3.38m)  
Double-glazed window to rear, feature fireplace incorporating electric fire, textured ceiling, care call system, radiator, staircase to first floor.

## **LANDING**

Double-glazed window to side, access to loft, textured ceiling, smoke alarm.

## **BEDROOM 1**

11'7 x 11' (3.53m x 3.35m)  
Double-glazed window to rear, storage cupboard housing shelving and radiator, textured ceiling, radiator.

## **BEDROOM 2**

11'2 x 6'5 (3.40m x 1.96m)  
Double-glazed window to front, radiator, textured ceiling.

## **BATHROOM**

8'5 x 4'9 (2.57m x 1.45m)  
Double-glazed obscure window to front, fitted with double walk-in shower incorporating overhead shower, wash hand basin, low level WC, stainless steel wall mounted towel rail, tiled walls, textured ceiling, vinyl flooring, radiator.

## **EXTERNALLY**

There are communal gardens and parking.

## **SERVICES**

We are advised that mains services are connected.

## **VIEWING**

By appointment with the selling Agents on 01792 360060 or e-mail [mumbles@johnfrancis.co.uk](mailto:mumbles@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Leasehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Newton Road Office, continue towards the traffic lights. Proceed over the traffic lights and up New Well Lane. At the junction, take a right-hand turn onto Newton Road and continue into Murton Lane. Continue along this road and bear left into Manselfield Road. On entering the village of Murton, take a left-hand turn after the post office into Tudor Way and bear right into Tudor Court where the property will be located on the left-hand side.