



## 7 Willow Court, Bishopston SA3 3JB

**Offers in the region of £89,500**

Ground Floor, One Bedroom  
Accessible From Court Yard  
Exclusive Retirement Development  
On Site Social & Shopping Amenities  
EER: C 69



| Energy Efficiency Rating                    |   | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92-100)                                    | A |                         |           | (20-100)  | A |                         |           |
| (81-91)                                     | B |                         |           | (101-120)   | B |                         |           |
| (69-80)                                     | C |                         |           | (121-140)   | C |                         |           |
| (55-68)                                     | D |                         |           | (141-160)   | D |                         |           |
| (43-54)                                     | E |                         |           | (161-180)   | E |                         |           |
| (31-42)                                     | F |                         |           | (181-200)   | F |                         |           |
| (1-30)                                      | G |                         |           | (201-220)   | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           | England & Wales   |   | EU Directive 2002/91/EC |           |
|   |   | 69                      | 70        |   |   | 64                      | 64        |

**CWJ/WJ/63990/230518**

## **DESCRIPTION**

A superb one bedroom apartment arranged over the ground floor of this exclusive development for retirees. Benefitting from its own access via patio doors to the front of the apartment. The apartment is bright and spacious with an open plan kitchen off the reception room and a roomy bathroom.

Willow Court is an unique place to live in South West Wales as the development is set in excellently landscaped grounds with facilities including a restaurant, coffee lounge, cocktail bar, general store and beauty salon offering a real village type environment.

Furthermore, the development is serviced by its own bus services giving access to Swansea, Mumbles and The Gower. For more information on the facilities please visit [www.willowcourt.co.uk](http://www.willowcourt.co.uk). EER; C 69

## **HALLWAY**

Entered via wooden door, wall mounted electric heater, storage cupboard, airing cupboard.

## **LIVING ROOM**

14'10 x 10'2 (4.52m x 3.10m)

Wall mounted electric heater, double glazed window to front, double glazed patio door to

front.

## **KITCHEN**

7'8 x 5'11 (2.34m x 1.80m)

Fitted with wall and base units with worktop over, single bowl stainless steel sink and drainer unit with mixer tap, integral hob with extractor fan over, integral cooker, fridge and freezer, space for washing machine, part tiled walls.

## **BEDROOM**

11' x 10'9 (3.35m x 3.28m)

Fitted wardrobes, wall mounted electric heater, double glazed window to front.

## **BATHROOM**

Bath with shower over, wash hand basin, WC, heated towel rail, extractor fan, emergency call system, tiled walls.

## **SERVICES**

Mains services are connected to the property.

## **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 Mumbles Branch continue down Newton Road turning left at the mini roundabout at the bottom. Follow the main road to West Cross taking a left at the mini roundabout and follow Fairwood Road to the top. Turn left onto Mayals Road and follow this over the common. Just as you come into the 30 miles an hour zone the property is situated on the left hand side. Entering the main gates turn left and follow the road round to the right.