

**NEW PRICE**



## 16 Willow Court, Clyne Common SA3 3JB

**Offers in the region of £99,995**

**Exclusive Retirement Development  
On Site Social & Shopping Amenities  
Lift Accessing All Floors  
Communal Gardens  
EER :B 84**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	84	86	England & Wales	77	78
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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## DESCRIPTION

A superb one bedroom apartment arranged over the first floor of this exclusive development for retirees. 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 excellent 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. EER:B 84

## HALLWAY

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

## LIVING ROOM

15'02 x 10'0 (4.62m x 3.05m)  
Wall mounted electric heater, double glazed window to front, double glazed patio door to front.

## KITCHEN

7'07 x 6'03 (2.31m x 1.91m)  
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

10'11 x 10'09 (3.33m x 3.28m)  
wall mounted electric heater, Spotlights, double glazed window to front.

## BATHROOM

Walk in shower, wash hand basin, WC, heated towel rail, extractor fan, emergency call system, tiled walls.

## EXTERNALLY

The property is set within communal gardens which offer various tranquil places to sit and contemplate. There is off road parking for residents and visitors. There is also a bus stop at the start at the driveway and a communal bus service. The complex briefly comprises of restaurant, coffee lounge & cocktail bar, entertainment/cinema area, library, convenience store, private guest dining room, hair salon, beauty room, stunning landscaped gardens and outdoor terraced bar & cafe. Available extras include home dining delivery, hotel style room service, laundry, cleaning & repair, housekeeping, refuse collection, shopping to your order, personal care and clinical & nursing services.

## SERVICES

We are advised that 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.