



61 Caswell Bay Court, Caswell, SA3 4RY  
**Offers Over £269,950**



A delightful two bedroom second floor apartment with unrestricted sea views from angled balcony. The accommodation itself briefly comprises: hallway with cupboards providing ample storage space, two bedrooms - master benefiting from en-suite facilities, shower room, lounge with patio door leading on to balcony and kitchen. Viewing is highly recommended to appreciate the wonderful location and outlook on offer. No chain.

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**Entrance**

Lift or stairs access to Second floor with a further small stairwell to number 61.

**Hallway**

Storage heater. Communal door. Video entry system. Two storage cupboards. Doors leading to:



**Master Bedroom 8'08 x 17'07 (2.64m x 5.36m)**

Two double glazed windows to side. Electric storage heater. Door to en-suite.

**Bathroom**

Three piece suite comprising: low-level WC, wash hand basin and bath with electric shower over. Fully tiled walls. Double glazed window to rear.

**Shower Room**

Three piece suite comprising: freestanding shower, low-level WC and wash hand basin with vanity unit. Fully tiled walls.

**Kitchen 9'07 x 7'09 (2.92m x 2.36m)**

Fitted with a ranged of walls and base units. Integrated washing machine and fridge freezer. Space for electric cooker.

**Living Room 14'10 x 13'01 (4.52m x 3.99m)**

Double glazed window to side. Door to balcony overlooking Caswell Bay.

**Bedroom Two 8'07 x 13'08 (2.62m x 4.17m)**

Sliding patio door onto balcony.

**TENURE:** Leasehold

**COUNCIL TAX:** F

**EPC** C

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