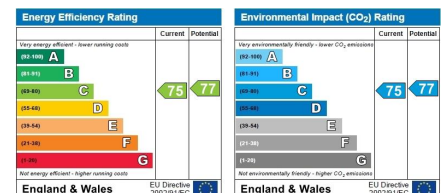




15 Brynfield Court, Llangynd SA3 4TF

Offers in the region of £259,995

Two Double Bedrooms
West Facing Balcony
Spacious Accommodation
Excellent Access To Mumbles & Beaches
Viewing Recommended
EER:C 75



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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A bright and spacious two double bedroom apartment arranged over one floor on the the third floor of this popular Langland apartment block. Brynfield Court is well maintained and also benefits from a lift. The boutiques, amenities and eateries of Mumbles Village are a short distance from the property as are the beautiful beaches of Rotherslade and Langland. Garage can be purchased under separate negotiation. Viewing highly recommended. No Chain. EER:C75

ENTRANCE PORCH

Entered by solid wooden door to porch, door to,

LOUNGE

23'08 x 12'07 (7.21m x 3.84m)

Feature fire place incorporating gas fire, double-glazed window to front elevation, double-glazed sliding doors to front elevation leading onto balcony, coved ceiling, radiator.

KITCHEN

10'07 x 9'02 (3.23m x 2.79m)

Fitted with a range of wall and base units with complimentary work surfaces over incorporating sink with mixer tap, integral cooker and four ring gas hob, space for

dishwasher and washing machine, space for fridge freezer, laminated flooring, radiator, part tiled walls, double-glazed window to rear elevation, double-glazed sliding patio doors which leads onto the rear balcony.

BEDROOM 1

13'04 x 12'01 (4.06m x 3.68m)

Built-in wardrobes, radiator, coved ceiling, double-glazed window to rear elevation.

EN-SUITE

9'0 x 2'08 (2.74m x 0.81m)

Cubicle shower, low flush WC, wash hand basin, radiator, coved ceiling, double glazed window to rear.

BEDROOM 2 /DINING ROOM

15'04 x 11'10 (4.67m x 3.61m)

Currently being used as a dining room, radiator, coved ceiling, double glazed window to front.

BATHROOM.

7'03 x 5'06 (2.21m x 1.68m)

Fitted with a three piece suite comprising of a corner bath, wash hand basin and low level WC, part tiled walls and tiled floor, double glazed window to rear.

EXTERNALLY

To the front of the property are small communal gardens. On street 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

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 branch in Newton Road, take a left-hand turn at the traffic lights onto Langland Road. This leads into Southward Lane and Caswell Road. Take the next left-hand turn onto Brynfield Road and the first left onto Langland Court Road. Take the next left and Brynfield Court is on the left-hand side.