



3 Green Bank Mews, Park Road, Southgate SA3 2AQ

Offers in the region of £188,900

Two Bedroom First Floor Apartment
Off Street Parking
Excellent Location Close to Coastal Walks
No Chain
EER : TBC

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NR/DT/72184/190819

DESCRIPTION

This immaculately presented spacious two bedroom apartment arranged over the first floor of this small block is situated in the sought after village of Pennard and is in close proximity to the junior school, Bishopston Comprehensive Catchment and within walking distance of the golf club and the well known Three Cliffs Bay. The property benefits from Gas Central Heating, Double Glazing, Communal Gardens and Parking. **VIEWING IS HIGHLY RECOMMENDED. EER: TBC**

VESTIBULE

Enter via obscure double glazed door, staircase to first floor, door into:

HALLWAY

Access to loft, intercom system.

LOUNGE

16'4 x 12'10 (4.98m x 3.91m)

Double glazed window to front, feature fireplace incorporating electric fire, coved and textured ceiling, radiator.

KITCHEN

14'8 x 9' (4.47m x 2.74m)

Double glazed window to rear. Fitted with a range of wall, drawer and base units with complementary work surfaces over

incorporating 1½ bowl stainless steel sink with drainer, eye level electric oven and grill, 4 ring gas hob with extractor hood over, plumbing for washing machine, part tiled walls, vinyl flooring, coved and textured ceiling, radiator.

BEDROOM ONE

13' x 11'6 (3.96m x 3.51m)

Double glazed window to front, coved and textured ceiling, radiator.

BEDROOM TWO / DINING ROOM

12' x 10'7 (3.66m x 3.23m)

Double glazed window to rear, coved and textured ceiling, radiator.

BATHROOM

8'2 x 6'10 (2.49m x 2.08m)

Double glazed obscure window to side. Fitted with walk in shower enclosure with overhead shower, wash hand basin set in vanity unit, low level WC, storage cupboard incorporating shelving, textured ceiling, tiled walls, vinyl flooring, radiator.

EXTERNALLY

There are communal gardens and parking areas.

SERVICES

We are advised all 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 Mumbles office, proceed along Newton Road, and take a left turn on to Mumbles Road at the mini roundabout. Turn left onto Fairwood Road and at the junction, take a left onto Mayals Road. Proceed through to Bishopston, Kittle and Pennard, turning left after the primary school. The property will be found on the left hand side with the entrance of the property to the rear of the building.