



3 Willow Court, Bishopston SA3 3JB

Offers in the region of £80,000

One Bedroom
Ground floor, easily accessed.
Exclusive Retirement Development
On Site Social & Shopping Amenities
www.willowcourt.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
	Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
	A				A		
	B				B		
	C				C		
	D				D		
	E				E		
	F				F		
	G				G		
England & Wales		72	73	England & Wales		67	67
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

CWJ/WJ/47331/180516

DESCRIPTION

A bright One bedroom apartment located on the first floor of this highly desirable development for over 55's. The apartment is within easy access of parking and looks out onto beautifully landscaped gardens. It has a bright and airy with an ample hallway, an open plan kitchen off the reception room and a roomy shower room. Willow Court is a unique place to live in South West Wales, 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

HALL

Entered via door to front, night storage heater, door to airing cupboard housing water tank, door to storage cupboard, doors to;

KITCHEN

Base and eye level units, roll top work surfaces, built-in washing machine, oven and hob with extractor fan, integral fridge and freezer. Stainless steel sink and drainer unit with mixer tap, tiled splash backs.

LOUNGE

14'9 x 10' (4.50m x 3.05m)

Storage heater, double glazed window, double glazed patio door to paved area to front elevation.

BATHROOM/WET ROOM

Tiled walls, double shower area, WC, wash hand basin, heated towel rail, extractor fan.

SERVICES

Mains services are connected to the property.

EXTERNALLY

The property is set within wonderful 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 of the driveway and a communal bus service.

The Complex Briefly Comprises;

* RESTAURANT *
COFFEE LONGE &
COCKTAIL BAR *
ENTERTAINMENT/
CINEMA AREA *
LIBRARY *
CONVENIENCE STORE
* PRIVATE GUEST
DINING ROOM * HAIR
SALON * BEAUTY
ROOM * STUNNING
LANDSCAPED
GARDENS & OUTDOOR
TERRACE BAR & CAFE
* Available Extras: *
HOME DINING
DELIVERY * HOTEL
STYLE ROOM SERVICE
* LAUNDRY, CLEANING
& REPAIR * HOUSE
KEEPING * REFUSE

COLLECTION *
SHOPPING TO YOUR
ORDER * *PERSONAL
CARE * CLINICAL &
NURSING SERVICES *

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 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.