



24 Caswell Bay Court, Caswell, Swansea, SA3 4RY  
**Asking Price £287,000**



A delightful two bedroom ground floor apartment, occupying an elevated position to enjoy the best of coastal living, boasting spectacular sea views over Caswell Bay. The accommodation itself briefly comprises: hallway with cupboards providing ample storage space, two bedrooms - master benefitting from en-suite facilities, shower room, lounge with patio doors lead on to balcony and kitchen/diner. Viewing is highly recommended to appreciate the wonderful location and outlook on offer. No chain.

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**Entrance**

Entrance door into:

**Hallway**

Built in storage Cupboard. Further cupboard housing water tank. Wall mounted electric heater. Rooms off:

**Lounge 14'10 x 11'09 (4.52m x 3.58m)**

Double glazed sliding patio doors leading out onto balcony enjoying views across Caswell Bay. Wall

mounted electric heater. Archway into:

**Kitchen/Dining Area 14'09 x 7'07 (4.50m x 2.31m)**

Two double glazed windows to rear. Fitted with a range of wall and base units with work surfaces over, walls tiled to slash back. Sink and drainer with mixer tap. Built in electric oven with a built in four ring electric hob and extractor hood over. Integrated fridge/freezer. Space for washing machine/tumble dryer/dishwasher. Tiled flooring.



**Shower Room 7'10 x 5'06 (2.39m x 1.68m)**

Fitted with a three piece suite comprising: Shower cubicle. Wash hand basin and WC. Tiled walls. Tiled flooring. Wall mounted electric heater.

**Bedroom One 15'07 x 9'00 (4.75m x 2.74m)**

Double glazed window to rear. Coving to ceiling. Electric wall mounted heater. Door into:

**Ensuite**

Frosted glass double glazed window to rear. Fitted with a three piece suite comprising: double shower cubicle. Wash hand basin and WC. Tiled walls.

**Bedroom Two 13'02 x 8'06 (4.01m x 2.59m)**

Double glazed window to rear. Coving to ceiling. Electric wall mounted heater.

**External**

The property benefits from secure gated access. Communal gardens to the front of the property. Allocated and visitor parking

**TENURE:** Leasehold - Share Of Freehold  
The freeholder is Caswell bay court company LTD

**COUNCIL TAX:** F

**EPC** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
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