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8 GROVE HOUSE, CLYNE CLOSE, MAYALS,  
ASKING PRICE £125,000





Ideal investment opportunity; two bedroom ground floor flat situated on the gateway to Gower and within walking distance to Clyne Gardens, Clyne golf course and within close proximity of the bustling seaside village of Mumbles and the local amenities this location has to offer. The accommodation briefly comprises hallway, kitchen, spacious lounge, two well proportioned bedrooms and bathroom. Partially double glazed . Additional benefits include well maintained communal gardens as well as being withing Bishopston comprehensive catchment area. This property would be an ideal investment opportunity or second home. EPC E

**Entrance**

Enter via wooden door with single glazed glass panels into:

**Hallway**

Doors to:

**Lounge 13'5 x 12'4 (4.09m x 3.76m)**

Double glazed window to front. Radiator.

**Kitchen 13'8 x 6'11 (4.17m x 2.11m)**

Wooden single glazed window to rear. Wooden door with single glazed glass panels to rear. Fitted with a range of wall, base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap. Radiator. Space for appliances. **\*\*The kitchen requires full updating\*\*.**

**Bathroom**

Wooden single glazed privacy window to rear. Fitted three piece suite comprising low level W.C, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls. Tiled flooring. Towel rail. Storage cupboard housing hot water tank and shelving.

**Bedroom One 13'6 x 9'0 to wardrobes (4.11m x 2.74m to wardrobes)**

Wooden single glazed window to rear. Two built in wardrobes.



**Bedroom Two 11'10 x 7'3 (3.61m x 2.21m)**

UPVC double glazed window to front. Radiator. Built in wardrobe.

**External**

Well maintained communal gardens. Parking area. Please note, this property does not have a garage.

**TENURE:** Leasehold

Lease Term: 189 years from 1959

Ground Rent: £0 per annum (peppercorn)

Service charge is approximately £200 per year

**COUNCIL TAX:** D

**EPC RATING:** E

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

