



7 St Annes, Mumbles, Swansea, SA3 4EW
£199,000

Set within the prestigious St. Anne's development, we offer for sale this superb one bedroom apartment, which has delightful views over Mumbles Bay. The apartment is within walking distance of the local shops and the seafront promenade at Mumbles.

The accommodation which is approached via a communal entrance hall comprises, reception hall, open plan kitchen/lounge, bedroom and bathroom.

Externally, the apartment has landscaped grounds with views over Mumbles Bay. The development is approached via a coded, gated entrance to allocated parking to the front of the property. Viewing is highly recommended. EPC - C.

£199,000



ENTRANCE

Via oak hardwood door into reception room.

RECEPTION HALL

With oak doors to storage cupboard, bedroom, bathroom and open plan lounge/kitchen, oak flooring, radiator.

KITCHEN

With a double glazed window to the rear. A well appointed kitchen fitted with a range of base and

wall units, running granite work surface incorporating a one and half bowl stainless steel sink and drainer unit with contemporary mixer tap over, four ring Neff hob with Neff extractor hood over, Neff oven and grill under, integral dishwasher, integral washing machine/dryer, tiled splash backs, under unit lighting, space for fridge/freezer, breakfast bar, oak flooring.

LOUNGE

With a double glazed door to the front offering sea views, contemporary wall mounted electric radiator, chrome radiator, oak flooring.

BEDROOM 9'10 x 12'7 (3.00m x 3.84m)

With a frosted double glazed window to the front offering sea views, radiator, sliding doors to built in wardrobes.

BATHROOM 7'3 x 5'6 (2.21m x 1.68m)

With a frosted double glazed window to the rear, a beautifully appointed bathroom suite comprising: bathtub with shower over, low w.c, wash hand basin set within vanity unit, chrome heated towel rail, tiled walls, tiled flooring, spotlights, extractor fan.

EXTERNAL

Accessed via gated entry, you have one designated parking space for two vehicles, visitor parking and communal gardens to enjoy along with the use of a communal rotary line.

TENURE: Leasehold - Share Of Freehold

Lease 125 years from 2009

Management fees £571.13 half yearly

St Annes Mumbles Management limited

COUNCIL TAX: F

EPC

C

VIEWING: STRICTLY VIA VENDORS

AGENTS. DAWSONS TEL: 01792 367301

