



45 Willow Court, Clyne Common, SA3 3JB  
Asking Price £140,000



First Floor retirement apartment overlooking the beautiful gardens, which has been recently redecorated and situated in the well maintained and popular complex 'Willow Court' on Clyne Common. The property itself briefly comprises: Hallway, open plan kitchen/lounge and dining area, two bedrooms and a shower room. The apartment also benefits from an emergency alarm system. The complex benefits from: A restaurant, coffee shop, bar, hair dresser, lifts, function suite which offers a variety of entertainment, community shuttle bus twice a week to Mumbles. Beautifully kept communal gardens and spa/beauty room to name a few. The apartment is one of the few apartments that has a double aspect outlook onto rural and gardens views (the photos are actual views from the apartment). The apartment is in a sought after position in the complex with stunning double aspect far reaching views. Viewing is recommended. Age restriction 55 years & over  
EPC B

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Enter via front door into

**HALLWAY 6'2 x 9'3 (1.88m x 0.23m)**  
Built in cupboard housing hot water tank. Further built in cupboard with shelving. Electric wall mounted heater. Rooms off

**KITCHEN 7'7 x 5'10 (2.31m x 0.13m)**  
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with

drainer unit and mixer tap over, four ring electric hob. Eye level electric oven. Space and plumbing for washing machine. Integrated fridge and freezer. Partly tiled walls.

**LOUNGE/DINING AREA 11 x 21'4 (0.28m x 6.50m)**  
Double glazed patio door with double glazed window to side opening onto Juliet balcony.

Electric wall mounted heater. Spotlights to ceiling.

**BEDROOM 2 7' x 10'9 (2.13m x 3.28m)**  
Double glazed window to rear. Electric Wall mounted heater

**BEDROOM 1 11' x 10'9 (3.35m x 3.28m)**  
Double glazed window to rear. Wall mounted electric heater.

**BATHROOM**  
Fitted with a three piece suite comprising wash handbasin ,WC and double shower cubicle with mains shower over. Wall mounted heated towel rail. Fully tiled walls

**TENURE:** Leasehold

**COUNCIL TAX:** E

**EPC** B

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

