



Dawsons

estate agents



46 Mumbles Bay Court, Blackpill, SA3 5BS

An opportunity to purchase a second floor one bedroom retirement apartment with lift facilities. The property is ideally situated to take advantage of the promenade walks, Clyne Gardens and nearby bus stop offering services to Swansea city centre and Mumbles village. The accommodation itself briefly comprises; hallway, Lounge/dining room, kitchen, bedroom and bathroom. Additional benefits include: on site house manager, care line system, lift access, laundry room, communal lounge, telephone entry system and car park offering both residents and visitor parking. Viewing recommended. Age restriction: 50 years & over. No chain. EPC C



Offers Over £95,000

77 Newton Road, Mumbles, Swansea, SA3 4BN
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mu@dawsonsproperty.co.uk

ENTRANCE HALL

Storage cupboard/airing cupboard Doors to:-

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 367301

LOUNGE/DINING ROOM 19'08 max mx 12'03 x 8'04 min (5.99m max mx 3.73m x 2.54m min)

Double glazed door to rear leading onto a Juliet balcony, storage heater. Irregular shape, double glazed window to front elevation, recently fitted base and eye level units with rolltop worktop surfaces, stainless steel sink and drainer unit with mixer tap, integrated fridge and freezer, oven and hob and coved ceiling, splash back tiling, laminate flooring.

BEDROOM 15'07 x 9'01 x 5'01 (4.75m x 2.77m x 1.55m)

Double glazed window to front, storage heater, coving to ceiling.

BATHROOM 6'01 x 5'04 (1.85m x 1.63m)

A recently fitted suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, tiled walls, laminate flooring.

ADDITIONAL INFORMATION

For larger socializing, there is the owners lounge adjacent to the property and for when you have your friends or relatives over, a guest accommodation suite. Guest accommodation also allows owners the additional benefit of booking guest suite accommodation at McCarthy and Stone facilities through the UK. Other owners facilities include laundry room, refuse room, lift and careline 24 hour emergency connection.

EXTERNAL

Residents parking and visitor parking. Fabulous communal gardens.

SERVICES

Mains services are connected to the property.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING: C

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

