



4 Parkside 16 Llangland Road, Llangland, Swansea, SA3 4LX
Asking Price £205,000

We are pleased to offer you this first floor apartment set in a prime location with just a short walk from the Village of Mumbles with it's array of quality restaurants, wine bars shops and galleries and within walking distance to the award winning beaches of Langland and Caswell. The apartment benefits from having a good size terrace which enjoys views over Underhill Park. The apartment briefly comprises: two bedrooms, Lounge/dining area. One allocated parking space. Gas central heating. Viewing recommended. Long term lets permitted but no holiday lets.

EPC C

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Entrance

Enter via communal entrance. Stairs to first floor. Apartment entrance into:

Hallway

Laminate wood effect flooring. Radiator.

Lounge/Dining Room 23'01 x 11'08 x 5'05 (7.04m x 3.56m x 1.65m)

Double glazed doors leading onto balcony area

enjoying views over Underhill Park. Laminate wood effect flooring. Radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Composite sink with drainer unit. Electric cooker with ceramic hob top and overhead extractor. Laminate flooring.

Bedroom 1 11'07 x 9'03 (3.53m x 2.82m)

Upvc double glazed window to front, radiator, Built in wardrobes.

Bedroom 2 9'0 x 6'0 (2.74m x 1.83m)

Upvc double glazed window to front, Radiator, Laminate wood effect flooring.

Bathroom

Three piece suite comprising bath with mains shower over, wc and wash hand basin. Wall mounted heated towel rail/radiator. Respatex walls.

External

One allocated parking space with visitor spaces available and communal area to the side.

There is also gated access to Underhill park.

TENURE: Leasehold

Lease Term 150 Years

starting 2016

Services Charges £296 quarterly

Four Seasons Partnership

COUNCIL TAX: E

EPC C

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

