



# Dawsons

estate agents



## 28 Gilbertscliffe, Langland, Swansea, SA3 4QS

A Stylish, one bedroom first floor apartment located in Gilbertscliffe, Langland. The property is situated in a prime location, just a short walk from the bustling seaside village of Mumbles, with it's array of quality restaurants, cafes and shops, as well as being within walking distance to the award winning beaches of Rotherslade and Langland. The accommodation itself briefly comprises: Open plan kitchen to living space and dining area, modern bathroom and bedroom.

Viewing is highly recommended to appreciate the standard of living and fantastic location on offer. No chain. EPC C



**Asking Price £114,950**

77 Newton Road, Mumbles, Swansea, SA3 4BN  
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## Entrance

Via communal door down to floor one;

## Hallway

Laminate flooring. Doors to:

## Open Plan Lounge/Kitchen 16'9 x 10'9 (5.11m x 3.28m)

Aluminium single glazed window to front providing plenty of natural light over looking the communal gardens. Space for lounge furniture and dining table. Storage heater.

The kitchen area is fitted with a range of wall, base and drawer units with complementary tiled splash back, cream fleck work surfaces over, incorporating a stainless steel sink with mixer tap. There is space for a washing machine and under counter fridge/ freezer. Integrated oven with four ring induction hob over and stainless steel extractor hood above. Electric heater. Laminate flooring. Glass panelled door and

## Bathroom 5'6 x 4'10 (1.68m x 1.47m)

Stylish modern bathroom briefly comprising white three piece suite with low level W.C, wash hand basin set over vanity unit. Bath with electric shower over and glass shower screen.

## Bedroom 9'11 x 8'7 (3.02m x 2.62m)

Double glazed window to rear. Electric heater. Floor-to-ceiling sliding mirrored wardrobe doors with storage. Cupboard housing hot water tank.

## External

The property benefits from communal gardens, allocated parking space and visitors parking.

## TENURE: Leasehold

Lease Term: 125 year lease from 31/12/86

Ground Rent: £10 p.a

Service Charge: £1,170 p.a

## COUNCIL TAX: C

## EPC RATING:

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.

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

