



**Plot 7 SALE AGREED. Oyster Court Newton**

Mumbles, Swansea, SA3 4BD

**Offers Over £375,000**



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**Dawsons**  
*all things property*

# GENERAL INFORMATION

SALE AGREED. Situated in the new, exclusive development with Marks and Spencer Food Hall .

A two bedroom luxury apartment occupying a prime position on Newton Road. The finest possible living environment is provided by this luxurious development of just 9 exclusive apartments, each of individual design and built and finished to the highest standards. With comfort and style at the forefront, each of these homes proudly delivers not only a beautiful new home, but an enviable village lifestyle.

Situated in the heart of the charming and popular sea-side village of Mumbles, Oyster Court offers its' residents a lifestyle like no other, located to provide the very best of modern living only steps away from the beach.

The development boast an extremely high level of specification as standard with features such as underfloor heating throughout, and full height Porcelanosa tiling. There is also the benefit of communal grounds, secure gated parking, and lift access.



# FULL DESCRIPTION

# FLOOR PLAN

# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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