



30 Tudor Court

Murton, Swansea, SA3 3BB

Asking Price £94,950



A first floor retirement apartment, situated on a quiet development in the heart of Murton. Just a short walk away from local amenities including a post office, shop and local pub as well as being a short drive from the bustling village of Mumbles. The property comprises; kitchen, sitting room, shower room and two bedrooms. Gas central heating & double glazing. Additional benefits include communal gardens and parking. Age restriction 55 years and over. Leasehold. No chain. Viewing highly recommended. EPC C



FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

Radiator. Airing cupboard with shelving and radiator. Access to loft space. Rooms off.

Kitchen

10'5" x 7'8" (3.18 x 2.34)

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit with mixer tap over. Walls tiled to splash back. Space and plumbing for washing machine, fridge/freezer and cooker. Wall mounted central heating boiler. Double glazed window.

Lounge

10'5" x 15'10" (3.18 x 4.83)

Two double glazed windows looking onto maintained communal gardens. Feature fireplace with wood surround and tile effect hearth. Radiator.

Bedroom One

11'7" x 9'7" (3.53 x 2.92)

Double glazed window to side. Radiator.

Bedroom Two

8'4" x 7'1" (2.54 x 2.16)

Double glazed window to side. Radiator.

Shower Room

Fitted with a three piece suite comprising, shower cubicle with mains shower, wash hand basin and wc. Partly tiled walls. Radiator. Frosted glass double glazed window to side.

Externally

Benefitting from well maintained communal gardens. Residents parking.

Tenure

Leasehold

Lease

50 Years remaining on the lease

Ground Rent £500 Annually

Ground Rent £150 a month

AREA MAP



FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	

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