



## 24 Caswell Bay Court, Swansea, SA3 4RY

**Asking Price £269,950**

A delightful two bedroom ground floor apartment, occupying an elevated position to enjoy the best of coastal living, boasting spectacular sea views over Caswell Bay. The accommodation itself briefly comprises: hallway with cupboards providing ample storage space, two bedrooms - master benefitting from en-suite facilities, shower room, lounge with patio doors lead on to balcony and kitchen/diner. Viewing is highly recommended to appreciate the wonderful location and outlook on offer. No chain. EPC

## Entrance

Entrance door into:

## Hallway

Built in storage Cupboard. Further cupboard housing water tank. Wall mounted electric heater. Rooms off:

## Lounge

14'10" x 11'09" (4.52 x 3.58)



Double glazed sliding patio doors leading out onto balcony enjoying views across Caswell Bay. Wall mounted electric heater. Archway into:

## Kitchen/Dining Area

14'09" x 7'07" (4.50 x 2.31)



Two double glazed windows to rear. Fitted with a range of wall and base units with work surfaces over, walls tiled to splash back. Sink and drainer with mixer tap. Built in electric oven with a built in four ring electric hob and extractor hood over. Integrated fridge/freezer. Space for washing machine/tumble dryer/dishwasher. Tiled flooring.

## Shower Room

7'10" x 5'06" (2.39 x 1.68)



Fitted with a three piece suite comprising: Shower cubicle. Wash hand basin and WC. Tiled walls. Tiled flooring. Wall mounted electric heater.

## Bedroom One

15'07" x 9'00" (4.75 x 2.74)

Double glazed window to rear. Coving to ceiling. Electric wall mounted heater. Door into:

## Ensuite

Frosted glass double glazed window to rear. Fitted with a three piece suite comprising: double shower cubicle. Wash hand basin and WC. Tiled walls.

## Bedroom Two

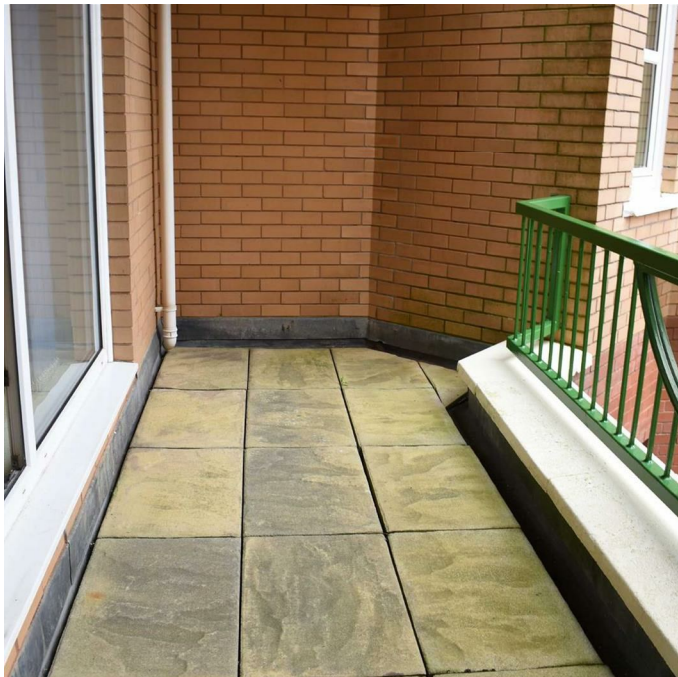
13'02" x 8'06" (4.01 x 2.59)



Double glazed window to rear. Coving to ceiling. Electric wall mounted heater.



## External



The property benefits from secure gated access.  
Communal gardens to the front of the property.  
Allocated and visitor parking

## Tenure

Leasehold- Share in freehold

## Lease

999 Year Lease from 2009

The freeholder is Caswell bay court company LTD

Ground Rent £1.00pa There is also an admin fee of  
£9 per annum with the ground rent

Service Charge £2850.00 pa The management  
company is Rowland Jones Chartered surveyors

# FLOOR PLAN



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

