



2 Woodridge Court
Langland, Swansea, SA3 4TH
Asking Price £209,950



 **Dawsons**
all things property

GENERAL INFORMATION

An opportunity to purchase a ground floor one bedroom apartment. This property boasts the most wonderful breathtaking views of Langland Bay and Langland Golf Course and is ideally situated to take advantage of everything the local area offers including: award winning beaches, popular restaurants and cliff walks and is also located within one mile of the bustling seaside village of Mumbles and all the amenities it offers. The accommodation itself briefly comprises: entrance hall, open plan kitchen into dining area into lounge, bedroom, shower room and balcony with raised decked area providing the perfect place to site and enjoy the views on offer. Externally there is residents parking. Viewing is recommended. EPC - D



FULL DESCRIPTION

Entrance

Hall

Kitchen

8'5" x 7'2" (2.57 x 2.18)

Lounge/Dining Area

19'11" x 13'5" (6.07 x 4.09)

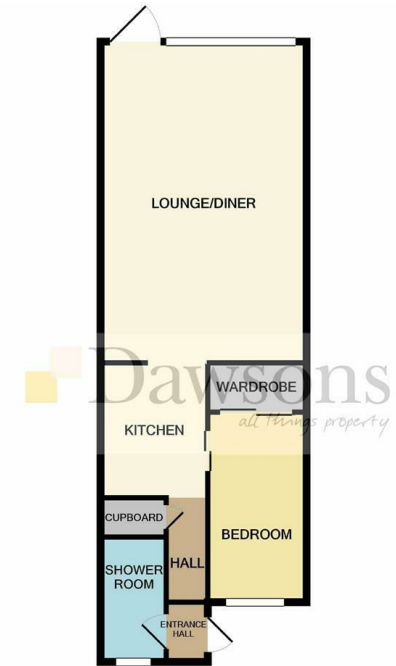
Bedroom

13'3" x 6'1" (4.04 x 1.85)

Shower Room

Externally

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.
Made with Metropix ©2020

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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.

77 Newton Road, Swansea, SA3 4BN
 T 01792 367301 E mu@dawsonsproperty.co.uk
 W dawsonsproperty.co.uk

