



12 Gilbertscliffe

Langland, Swansea, SA3 4QS

£129,950



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GENERAL INFORMATION

In a great position this second floor one bedroom 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, modern bathroom and bedroom
EPC D



FULL DESCRIPTION

Entrance

Hallway

Lounge/ Diner
16'05" x 10'10" (5.00 x 3.30)

Kitchen
11'0" x 7'09" (3.35 x 2.36)

Bedroom
11'05" x 9'09" (3.48 x 2.97)

Shower Room

External

Tenure

Lease

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

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 | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | | 56 | |
| (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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