



80 Willow Court, Clyne Common SA3 3JB

Offers in the region of £149,995

Two Bedrooms
 Exclusive Retirement Development
 Landscaped Gardens
 On Site Social & Shopping Amenities
 EER : C80

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
60	82	68	71
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	

TS/RO/78163/160920

DESCRIPTION

A great two bedroom apartment arranged over the second floor of this exclusive development for the over 55s. The apartment is bright with spacious hallway, a kitchen off the reception room and a spacious bathroom. Willow Court is an unique place to live in South West Wales as the development is set in excellently landscaped grounds with facilities including a restaurant, coffee lounge, cocktail bar, general store and beauty salon offering a real village type environment.

Furthermore, the development is serviced by its own bus service giving access to Swansea, Mumbles and Gower.

EER : C80

HALL

Enter via entrance door, 2 storage cupboards, door to:

LOUNGE

23'1 x 11'5/7'10 (7.04m x 3.48m)

Double glazed window to rear, electric wall mounted heater, sliding door to:

KITCHEN

7'9 x 7'2 (2.36m x 2.18m)

Range of wall and base units with worktops over, stainless steel sink, integrated hob and oven

with extractor fan over, fridge/freezer, washing machine, tiled splash backs.

BEDROOM ONE

11'11 x 11' (3.63m x 3.35m)

Double glazed window to rear, built-in wardrobes, electric wall mounted heater.

BEDROOM TWO

11'10 x 7'9 (3.61m x 2.36m)

Double glazed window to rear, electric wall mounted heater.

BATHROOM

Bath, shower, WC, wash hand basin, electric towel heater, tiled walls.

EXTERNALLY

SERVICES

We are advised all mains services are connected to the property.

FURTHER INFORMATION

For further information and images of facilities and communal areas, please visit <http://www.campiongardensretirementvillage.co.uk/willow-court/>

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Mumbles branch, continue down Newton Road turning left at the mini roundabout at the bottom. Follow the main road to West Cross taking a left at the mini roundabout and follow Fairwood Road to the top. Turn left onto Mayals Road and follow this over the common. Just as you come into the 30 mile an hour zone, the property is situated on the left hand side. Enter the main gates, turn left and follow the road around.