



## 36 Llwyn Y Mor, Caswell, Swansea, City & County Of Swansea, SA3 4RD

**Offers Over £200,000**

Welcome to this well-presented and recently refurbished two-bedroom second-floor apartment, situated in the highly sought-after location of Caswell. Boasting a generous floor area of 690 FT<sup>2</sup>, this delightful apartment offers a blend of modern living and coastal charm, perfect for those looking to embrace a relaxed lifestyle.

The hallway provides a spacious and inviting transition between rooms. The lounge is bright and airy, ideal for relaxation and entertaining. The newly refurbished kitchen features modern fittings and ample storage, perfect for culinary enthusiasts. The bathroom boasts quality fixtures and fittings, enhancing the overall appeal of the apartment. Both bedrooms are well-proportioned, offering comfort and tranquility.

Externally, the property benefits from beautifully maintained and attractive communal gardens, offering a serene outdoor space for residents to enjoy. Additionally, the apartment includes convenient and secure

### Entrance

Via a hardwood door into the porch.

### Porch

With a door into the hallway.

### Hallway



With a door to the lounge. Door to the bathroom. Doors to bedrooms. Sliding doors to built in storage cupboard.

**Lounge 16'10" x 10'10" (5.145 x 3.316 )**



With an opening to the kitchen. Set of double glazed windows to the front. Wall mounted heater.

### Lounge



### Lounge



### Kitchen 10'7" x 11'2" (3.239 x 3.417 )



With a set of double glazed windows to the front. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Four ring Bosch induction hob. Space for washing machine. Integral fridge and freezer. Integral microwave. Integral oven & grill. Integral dishwasher.

#### Kitchen



### Bedroom One 10'9" x 10'9" (3.285 x 3.287 )

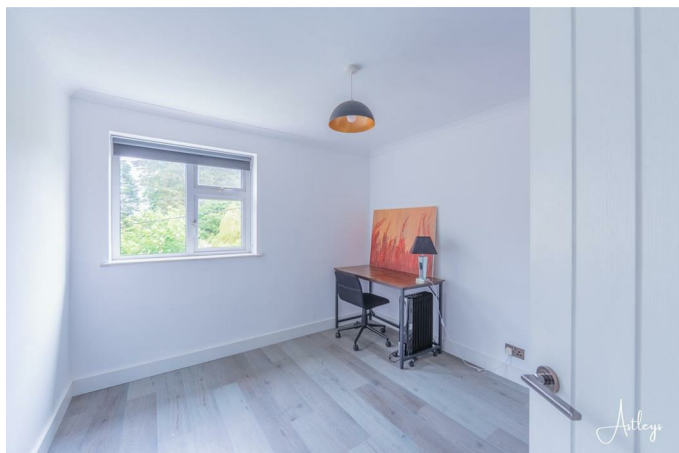


With a set of double glazed windows to the side. Doors to built in storage cupboard.

#### Bedroom One

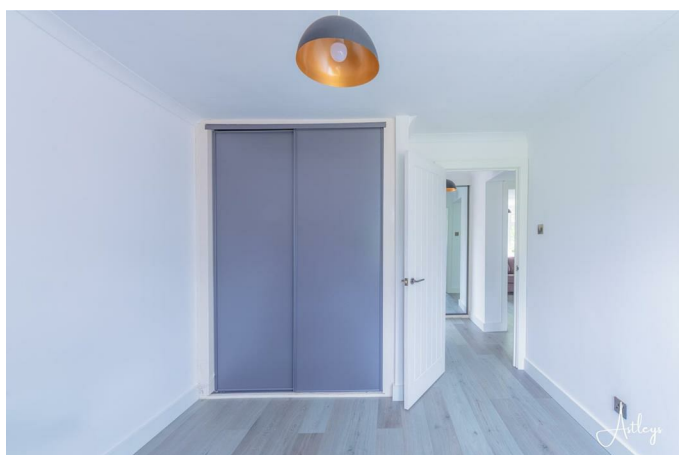


### Bedroom Two 9'10" x 10'9" (3.010 x 3.277 )

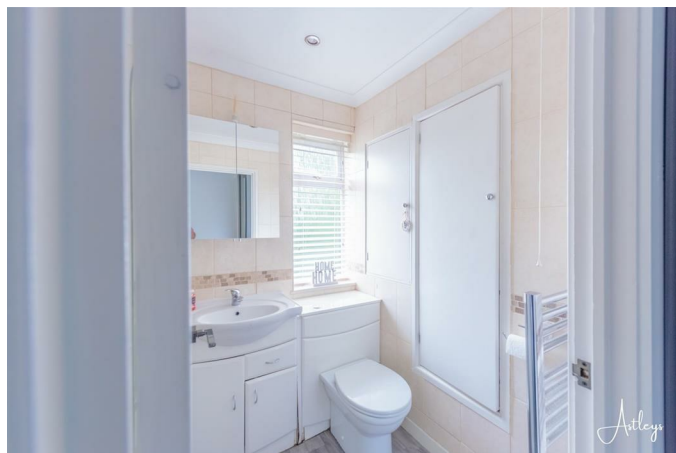


With a set of double glazed windows to the side. Doors to built in storage cupboard.

### Bedroom Two



### Bathroom 5'5" x 6'9" (1.661 x 2.071 )



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. W/C/ Wash hand basin. Chrome heated towel rail. Tiled walls. Spotlights. Extractor fan. Door to airing cupboard.

### Bathroom



### External

The property benefits from well-maintained attractive communal gardens and resident's parking.

## Aerial Aspect



## Grounds



## Grounds



## Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

## Council Tax Band

Council Tax Band - D

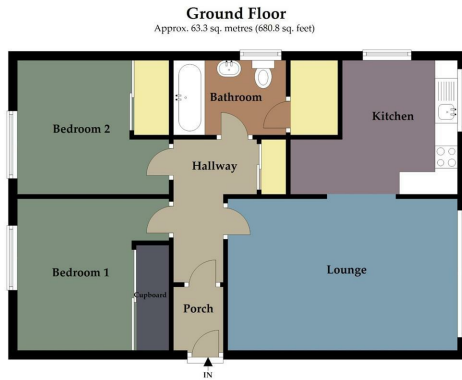
## Tenure

Leasehold.

## Grounds



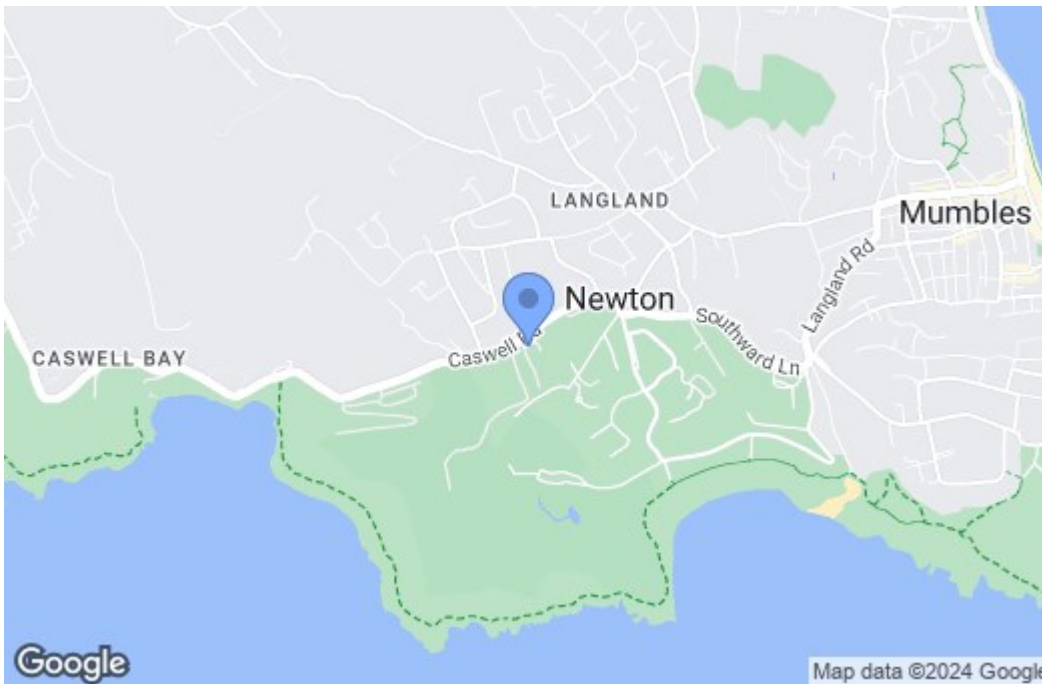
## Floor Plan



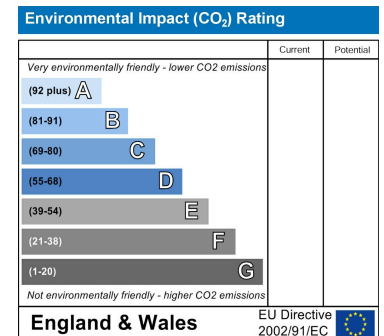
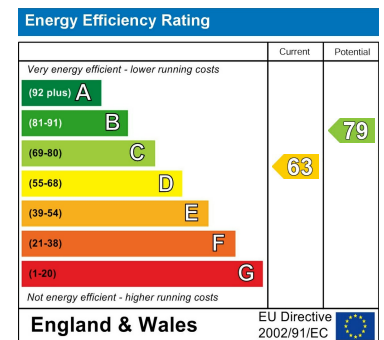
Total area: approx. 63.3 sq. metres (680.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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 of representation 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.