

## 38 Caswell Bay Court, Caswell, Swansea, City & County Of Swansea, SA3 4RY

**£399,999**

A truly spectacular setting, with breathtaking views of the picturesque Caswell Bay and surrounding headland. This impeccably finished apartment is presented beautifully throughout and boasts a balcony with south-facing sea views and sufficient space for a table and chairs.

The tastefully presented and appointed accommodation comprises; communal hall, hall with a video security intercom system, lounge/kitchen, master bedroom with en-suite, bedroom two, and bathroom. Externally you have a sliding entrance gate with an adjacent push-button security video/intercom entry system, gives vehicular access to allocated and visitor parking. There are communal grounds that are laid mainly to lawn with a variety of shrubs and plants.

A stone's throw away from the beautiful Caswell Bay. The coastal path is only a short stroll away which leads you to the neighboring Langland Bay. The bustling village of Mumbles is also in close proximity. Viewing is highly recommended to fully appreciate both the finish of the apartment and also the spectacular sea views. NO CHAIN. EER-C69

### Entrance

Entrance door with a touch button security intercom system. Internal door giving access to a landing area, which leads to the apartment.

### Hallway

Entrance via a hardwood front door. A security video intercom system for the main gate and entrance hall door. Doors to bedrooms, bathroom & lounge/kitchen.

### Bathroom 8'4" x 5'6" (2.551 x 1.691)



A beautifully appointed bathroom suite comprising; bathtub. Walk-in shower cubicle with oversized shower head above. Low-level w/c. Wash hand basin. Wall-mounted radiator. Tiled walls. Extractor fan. Underfloor heating.

### Bathroom



### Bedroom One 9'1" x 15'7" (2.775 x 4.772)



With a double glazed window to the rear. Sliding door to en-suite. Underfloor heating.

### Bedroom One

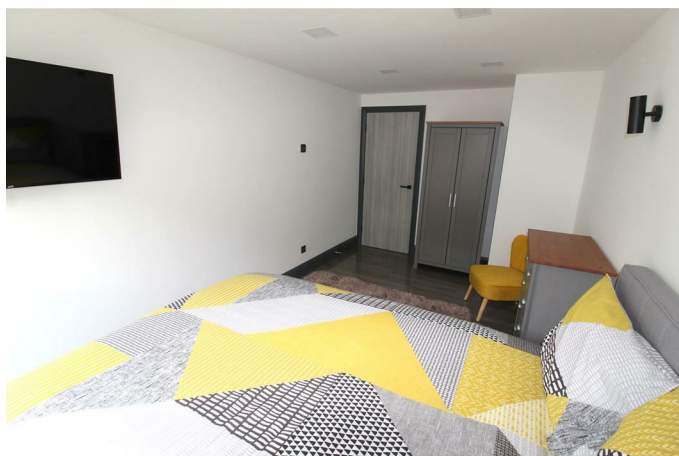


### En-Suite 5'10" x 5'4" (1.790 x 1.650)



With a frosted double glazed window to the rear. A beautifully appointed suite comprising; bathtub. Low-level w/c. Wash hand basin. Wall-mounted radiator. Tiled floor. Tiled walls. Extractor fan. Underfloor heating.

### Bedroom Two 8'7" x 15'7" (2.639 x 4.770)



With a double glazed window to the rear. Underfloor heating.

### Bedroom Two



### Open Plan Living Room



With a double glazed sliding door to the front balcony area boasting breathtaking views of the picturesque Caswell Bay. Underfloor heating.

### Open Plan Living Room



### Open Plan Living Room



### Kitchen



With two double glazed windows to the rear. Well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a four ring induction hob with contemporary extractor hood over. Sink and drainer unit with mixer tap over. Integral washing machine. Integral fridge. Integral freezer. Integral microwave. Integral oven & grill.

### Kitchen



## Grounds



Externally you have a sliding entrance gate with an adjacent push-button security video/intercom entry system, gives vehicular access to allocated and visitor parking. There are communal grounds that are laid mainly to lawn with a variety of shrubs and plants.

## Grounds



## Balcony



## View



## View



## View



## Tenure

Leasehold.

## Council Tax Band

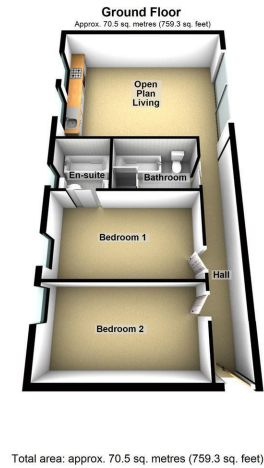
Council Tax

Band: F

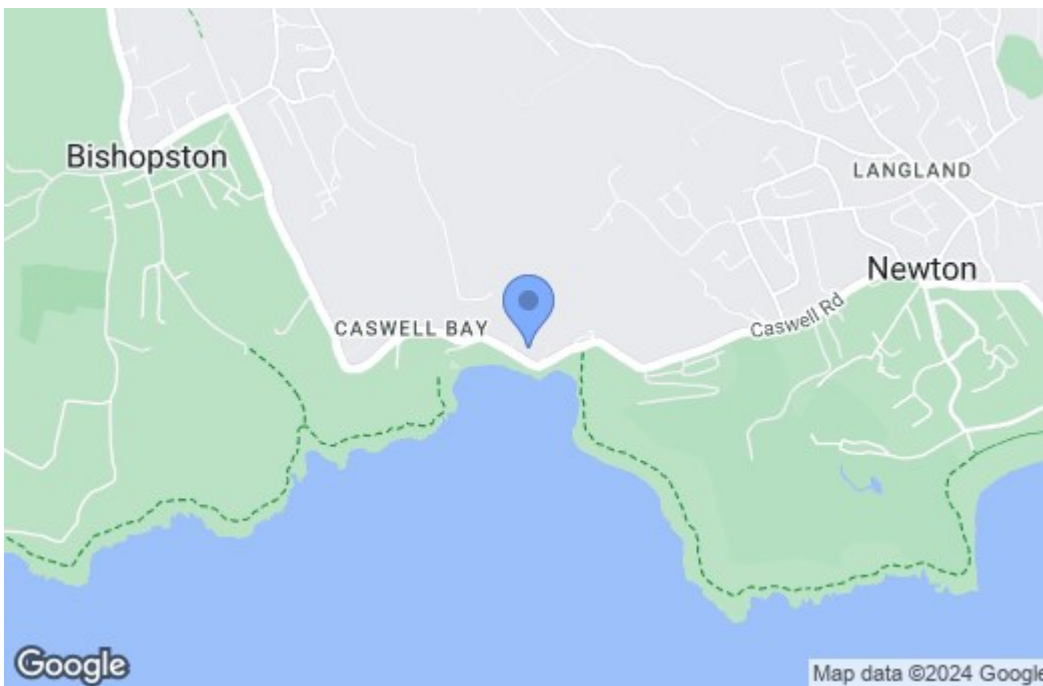
Annual Price:

£2,574.64 (min)

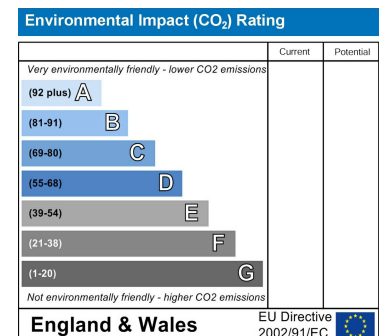
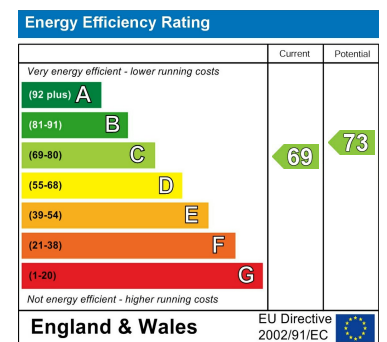
## Floor Plan



## Area Map



## Energy Efficiency Graph



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