









Apartment, 13 Caswell Bay Court, Caswell, Swansea, City & County Of Swansea, £320,000

Welcome to a seaside sanctuary at Caswell Bay Court, where coastal living meets modern comfort. This ground floor two-bedroom apartment is a haven boasting mesmerizing vistas of the boundless sea.

As you step inside, the spacious lounge/dining room beckons, offering a seamless transition to a private seating area. Revel in the symphony of crashing waves while entertaining or simply unwinding against the backdrop of the azure horizon.

The master bedroom, complete with an en-suite, offers a serene retreat. Bedroom two promises comfort and flexibility, perfect for guests or as a versatile space according to your needs.



Entrance

Via a hardwood door into the hallway.

Hallway

With a wall mounted electric radiator. Door to the storage cupboard. Doors to bedrooms. Door to the bathroom. Door to the kitchen/living room.

Kitchen/Living Room 19'2" x 14'10" (5.863 x 4.523)



You have a set of double-glazed windows to the rear. A double-glazed sliding door leading to the front balcony with room for tables and chairs, which offers breathtaking sea views of Castle Bay and beyond. You have two wall-mounted electric radiators. The kitchen is fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Four ring induction hob with oven and grill under. Integral dishwasher. Integral fridge. Integral freezer. Plumbing for washing machine. Tiled floor.

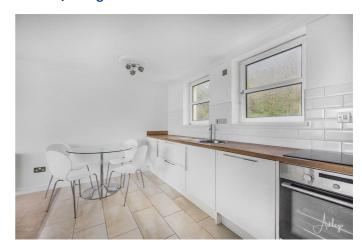
Kitchen/Living Room



Kitchen/Living Room



Kitchen/Living Room





Kitchen/Living Room



Balcony



Balcony



View



Aspect



Shower Room 8'4" x 5'7" (2.564 x 1.714)



You have a shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.



Bedroom One 15'8" x 9'0" (4.778 x 2.755)



You have a double-glazed window to the rear. Wall-mounted electric radiator. Doors to built-in wardrobes. Door to ensuite.

Bedroom One



En-Suite 7'4" x 5'7" (2.257 x 1.704)



With a frosted double-glazed window to the rear. Suite comprising bathtub with shower over. WC. Wash-hand basin. Tiled floor. Tiled walls.

En-Suite

Bedroom Two 8'8" x 15'9" (2.650 x 4.802)



You have a double-glazed window to the rear. Wall-mounted electric radiator. Doors to built-in wardrobes.



Bedroom Two



Services

Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2, Three & Vodafone.

Another Aspect



Council Tax BandCouncil Tax Band - F

Tenure

Leasehold with share of freehold.



Floor Plan

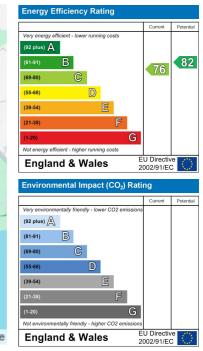


Total area: approx. 72.2 sq. metres (776.9 sq. feet)
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

