



Apartment 5B Callencroft Court, Newton Road, Newton, Swansea, City & County

Of Swansea SA3 4AS

£225,000

Situated within the sought-after Callencroft Court, this spacious second-floor apartment offers an inviting coastal lifestyle with partial sea views. With a generous floor area of 933 square feet, the property is perfectly positioned just moments from local shops, popular restaurants, and the charming sea-front promenade.

The well-proportioned accommodation begins with a welcoming hallway leading to a convenient cloakroom and a separate bathroom. The kitchen featuring direct access to the lounge with a front-facing balcony where you can enjoy the fresh sea air. Three comfortable bedrooms complete the layout, offering flexibility for family living, guests, or a dedicated home office.

This delightful apartment is being sold with no onward chain, ensuring a smooth and hassle-free transaction for its new owner. Whether you are looking for a permanent home or a coastal retreat, this property presents a fantastic opportunity to embrace seaside living in a prime location.

Entrance

Via a frosted double-glazed PVC door into the hallway.

Hallway



With a door to the cloakroom. Door to storage cupboard. Door to the kitchen. Door to the lounge. Door to bedrooms. Door to the bathroom. Radiator.

Cloakroom 5'2" x 3'8" (1.575 x 1.138)



You have a frosted double-glazed window to the rear. Suite comprising; WC. Wash hand basin.

Kitchen 10'7" x 9'0" (3.238 x 2.764)



You have a set of double-glazed windows to the rear. Door to the lounge. Kitchen is fitted with a range of base wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge freezer. Plumbing for washing machine.

Kitchen



Lounge 12'6" x 17'10" (3.822 x 5.445)



You have a set of double-glazed PVC doors to the front balcony. The front balcony offering partial sea views and views of Underhill Park. Radiator.

Lounge



Lounge

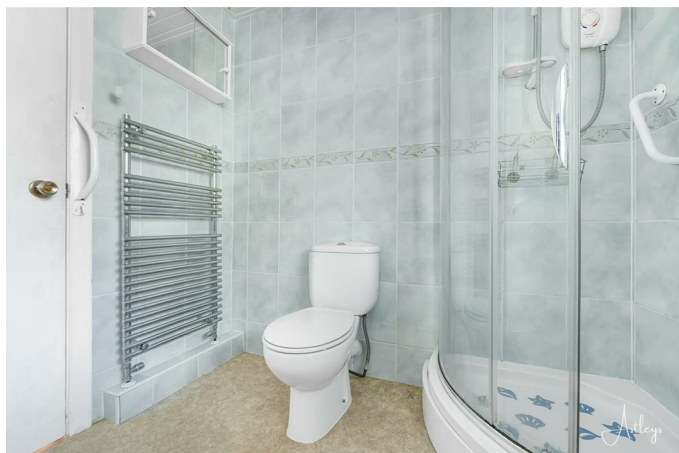


Bathroom 7'0" x 8'6" (2.157 x 2.597)



You have a frosted double glazed window to the rear. Suite comprising; corner shower cubicle. Bathtub. WC. Wash hand basin. Chrome heated towel rail. Spotlights.

Bathroom



Bedroom One



Bedroom One 10'10" x 9'1" (3.311 x 2.784)



You have a double-glazed window to the front. Radiator. Doors to built-in wardrobes.

Bedroom Two 12'7" x 8'7" (3.846 x 2.620)



You have a double-glazed window to the front. Radiator.

Bedroom Three 10'7" x 8'7" (3.243 x 2.641)



You have a set of double-glazed windows to the rear and a radiator.

External

Externally you have allocated parking for one vehicle and communal gardens.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - E

Tenure

Leasehold. 978 years remaining.

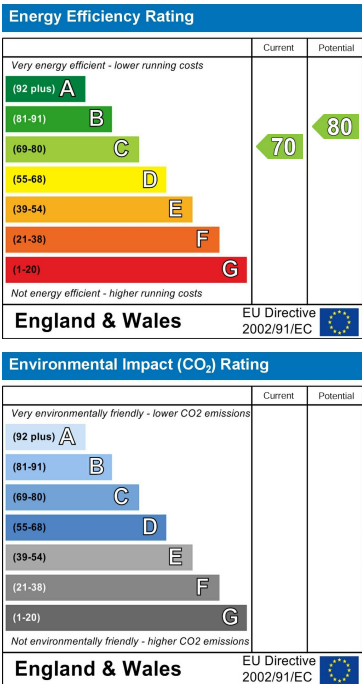
Floor Plan



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.