



## Glan Hafren

offers in excess of £280,000

- COUNCIL TAX BAND - E
- EPC - C
- DIRECT SEA VIEWS
- GARAGE & RESIDENTS PARKING
- 2 DOUBLE BEDROOMS
- EPC Rating: C





## About the property

DIRECT SEA VIEWS - 2 DOUBLE BEDROOM APARTMENT. Situated in the popular location, The Knap, with a short walk to the gardens, local cafes, restaurants, news agents, parks and the beach.

## Accommodation

### Entrance Hallway

Laminate wood effect flooring, storage cupboards, leading to lounge.

### Lounge

22' 6" max x 14' 2" max ( 6.86m max x 4.32m max )

Laminate wood effect flooring, direct sea views to front, juliette balcony.

### Kitchen



9' 8" x 8' 8" ( 2.95m x 2.64m )

Matching wall and base cupboards with complimentary worktops, space for appliances, window.

### Bedroom 1

11' 10" x 9' 6" ( 3.61m x 2.90m )

Wood effect laminate flooring, window to side.

### Bedroom 2

11' 8" x 9' 5" + wardrobe ( 3.56m x 2.87m + wardrobe )

Wood effect laminate flooring, window to side \*sea views\*.

### Bathroom

Bath with overhead shower, wash hand basin, window.

### Cloakroom

W.C.

### Garage & Resident Parking

Allocated garage, parking for residents.

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## Floorplan



Total floor area 147.2 m<sup>2</sup> (1,584 sq.ft.) approx

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