

30 Roman Court,
Blackpill, Swansea,
SA3 5BL



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£245,000



Set between the sweeping shoreline of Swansea Bay and the green expanse of Clyne Gardens, this first floor apartment enjoys a quietly enviable position within one of Blackpill's most peaceful residential settings. The promenade, beaches and coastal path are all close at hand, while nearby cafés, village amenities and the vibrant atmosphere of Mumbles create a lifestyle that feels both relaxed and well connected. Excellent road links and access into Swansea city centre further enhance the appeal of this well placed coastal home.

Extending to approximately 888 sq ft, the apartment offers well proportioned accommodation with a calm and comfortable feel throughout. A welcoming hall leads into a generous lounge filled with natural light, creating an inviting space for both everyday living and quieter evenings at home. The kitchen is thoughtfully arranged with ample room for dining and practical use.

Both bedrooms are genuine doubles, each offering a restful outlook and excellent proportions, while the bathroom is centrally positioned to serve the accommodation with ease. The overall layout has been carefully balanced to provide comfort, privacy and a pleasing sense of space.

Surrounded by coastline, parkland and the distinctive character of the Gower approach, this is a home well suited to those seeking a quieter pace without losing touch with the cafés, culture and natural beauty that define this part of Swansea.



Entrance

Via a frosted glazed hardwood door into the porch.

Porch

With a glazed door into the hall.

Hall

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

Kitchen

14'7" x 12'2"

With a set of double glazed windows to the rear. A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator.

Lounge

15'2" x 16'5"

You have a set of double glazed windows to the side. Two radiators.

Bathroom

9'0" x 5'11"

A well appointed suite comprising; corner shower cubicle with oversized shower head above. Bathtub. Wash hand basin. WC. Radiator. Tiled walls. Spotlights. Extractor fan.

Bedroom One

11'11" x 13'0"

You have a double glazed window to the side. Radiator. Sliding door to built-in wardrobes.

Bedroom Two

12'0" x 10'10"

With a double glazed window to the rear. Radiator. Sliding door to built-in wardrobe.



Aerial Aspect

Grounds

Services

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

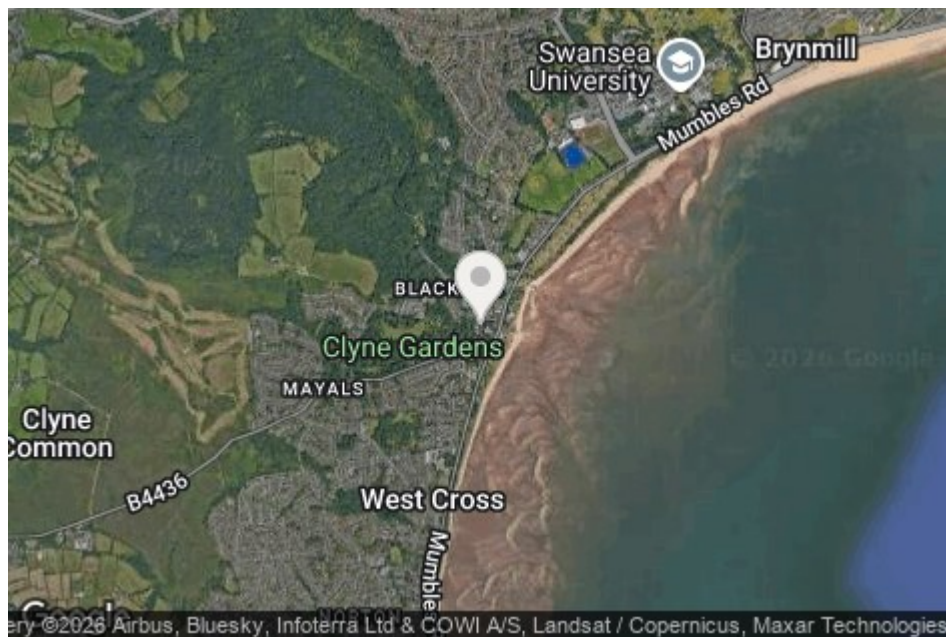
Council Tax Band

Council Tax Band - E

Tenure

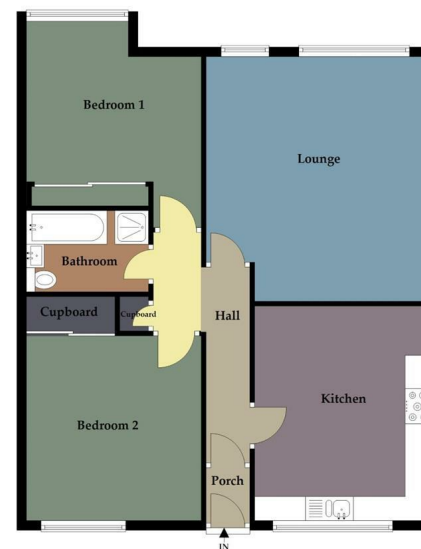
Leasehold (106 years left on lease)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	81
England & Wales	EU Directive 2002/91/EC	

First Floor
Approx. 82.6 sq. metres (888.6 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 sq. feet)

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