

3 Tudor Court, Murton, Swansea, SA3 3BB

Two Bedrooms
Off Street Parking
Communal Gardens

LEASEHOLD

705 sqft

OFFERS IN THE REGION OF

£195,000




An easy, well-connected home with the rare pleasure of stepping straight from the living room into the garden.





A well-presented two-bedroom home within a peaceful retirement development in Murton, offering comfortable accommodation over two floors and direct access to beautifully maintained communal gardens.


SALTER
ZANUSSI













Arranged over two floors and extending to approximately 705 sqft, 3 Tudor Court forms part of an established retirement development for those aged 55 and over. The house is in good condition throughout, with practical, comfortably proportioned rooms and a particularly pleasant position overlooking the communal gardens.

The entrance hall provides a useful introduction to the house, with stairs rising to the first floor and access to the kitchen and main reception room.

The kitchen is fitted with a good range of white wall and base units, complemented by wood-effect worktops and tiled splashbacks. There is an integrated oven and hob, space for further appliances and a window bringing natural light into the room.

The living and dining room is generous enough to accommodate both seating and a dining table. Windows on two sides give the room a light, open feel, while a glazed door leads directly onto a paved terrace and the communal garden beyond. This immediate connection with the outside space is one of the property's most appealing features, providing somewhere attractive to sit without the up-keep of a private garden.

Upstairs, the main bedroom is a comfortable double room with a pleasant outlook. The second bedroom provides useful flexibility as a guest room, study or hobby space. A well-appointed shower room completes the accommodation, fitted with a glazed shower enclosure, WC, wash basin and heated towel rail.

Tudor Court is set among neatly kept lawns, established hedging and mature planting. Residents have use of the communal gardens together with off-street residents' parking.

This is a quietly situated and easily managed home, combining the independence of a house with the convenience and reassurance of a well-run retirement development.



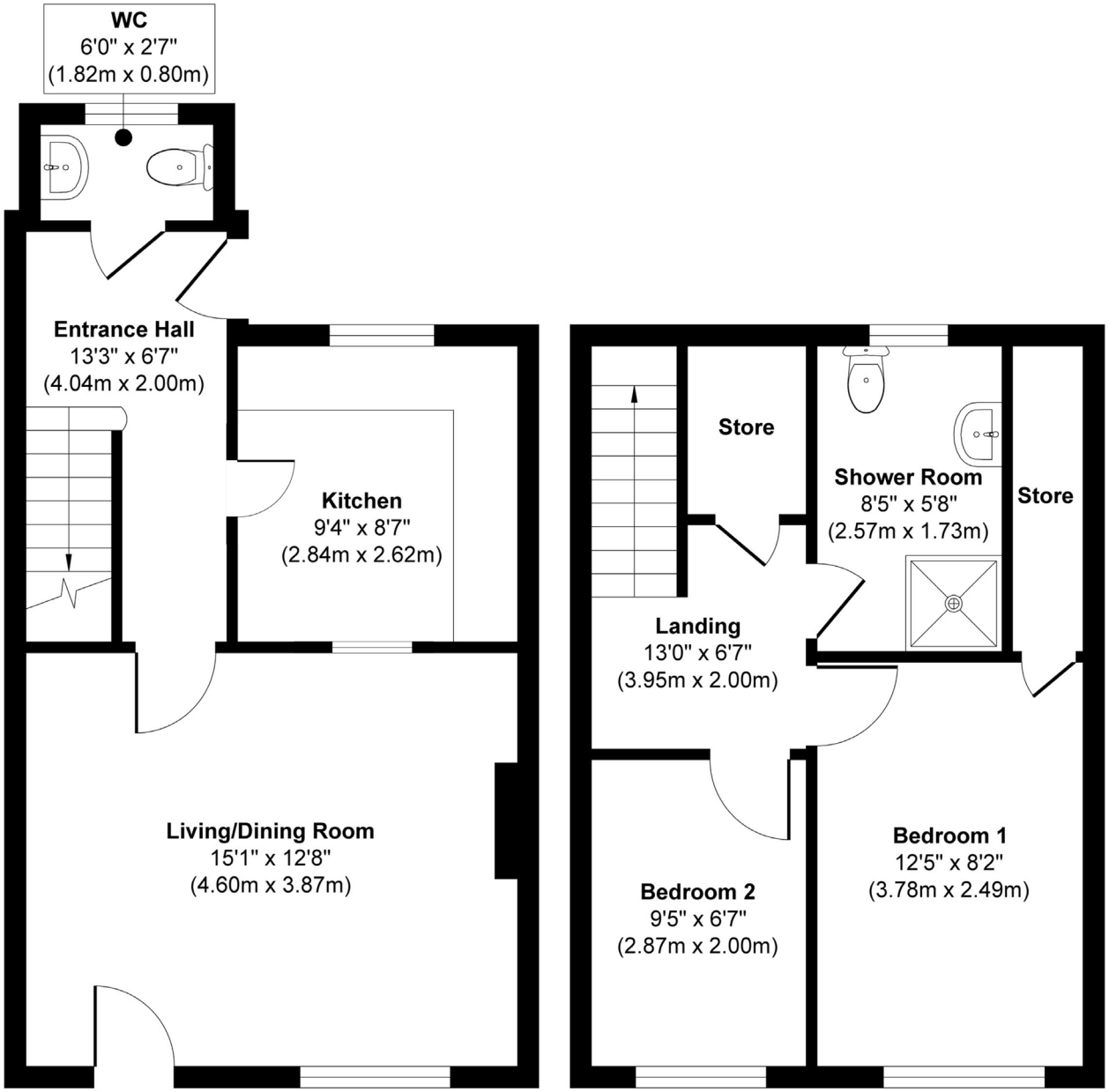
Tenure:
Leasehold.
119 Years, ground rent £499.20, service charge £138/month (£1,656p.a.)

Services:
Mains electricity, gas, water and drainage. Gas central heating.

Council tax:
Band C (£1,905p.a.)

EPC rating:
D





Ground Floor
Approximate Floor Area
372 sq. ft
(34.63 sq. m)

First Floor
Approximate Floor Area
333 sq. ft
(30.99 sq. m)

Approx. Gross Internal Floor Area 705 sq. ft / 65.62 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Tudor Court occupies a peaceful position in Murton, a popular village on the edge of the Gower Peninsula. Everyday amenities are conveniently close, with a village shop, post office, pharmacy, public house and Murton Farm Shop approximately 150–300 metres from the development. A nearby bus stop provides connections towards Mumbles and Swansea, while the local community bus offers an additional service into Mumbles.

Bishopston is approximately 0.6 miles away and provides further shops, a Co-op supermarket, public houses, medical facilities and community amenities.

The surrounding coastline is among the great pleasures of the location. Caswell Bay is approximately 1.2 miles away, while the wooded paths through Bishopston Valley lead towards the more secluded beach at Pwll Du. Langland Bay, the Gower Coast Path and numerous countryside walks are also within easy reach. The wider Gower Peninsula—Britain's first designated National Landscape—is readily accessible for walking, swimming and days beside the sea.

Mumbles is approximately 1.8 miles away, offering an excellent collection of independent shops, cafés and restaurants alongside the seafront promenade, pier and coastal path. Swansea city centre, Singleton Hospital and Swansea University are approximately five miles away. Junction 47 of the M4 is around 7.5 miles distant, providing access towards Cardiff, West Wales and the principal regional employment centres.





THE GREENROOM

ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com