

5 Salisbury Close,
Scurlage,
Reynoldston,
Swansea, SA3 1AZ



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Offers Over
£160,000



Situated in the sought-after village of Scurlage, this two bedroom ground floor apartment in Salisbury Close offers a rare opportunity to purchase a home with no onward chain. Set within the UK's first Area of Outstanding Natural Beauty, the property is perfectly positioned to enjoy the stunning Gower Peninsula, with award-winning beaches such as Rhossili Bay and Three Cliffs Bay just a short distance away.

Offering a floor area of 784 ft², the apartment provides well-proportioned accommodation throughout. The layout includes a porch leading into a welcoming hallway, a comfortable lounge with direct access to a bright conservatory, a fitted kitchen, a bathroom, and two bedrooms.

Externally to the rear, there is a detached garden shed providing useful storage, along with a lawned garden.

This is an excellent opportunity for those seeking a coastal retreat, first home, or investment in a location renowned for its natural beauty and outstanding surroundings.



Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With a door to built-in storage cupboard and a glazed hardwood door into the hallway.

Hallway

With a door to the kitchen. Door to the bathroom. Door to the lounge. Doors to bedrooms. Door to built-in cupboard.

Kitchen

10'5" x 8'10"

You have a set of double glazed windows to the rear. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with oven and grill under. Extractor hood over. Space for fridge freezer. Plumbing for washing machine. Spotlights. Tiled floor. Radiator.

Kitchen

Bathroom

10'1" x 6'6"

You have a frosted double glazed window to the rear. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Door to built-in airing cupboard. Tiled floor. Tiled walls. Chrome heated towel rail.

Bathroom

Lounge

14'1" x 10'0"

You have a set of double glazed French doors to the conservatory. Radiator. Telephone point.

Lounge

Conservatory

9'5" x 9'9"

You have a set of double glazed French doors leading out to the communal garden. A set of double glazed windows to the rear garden. Spotlights.

Conservatory



Bedroom One

9'8" x 11'6"

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

Bedroom One**Bedroom Two**

9'8" x 10'4"

You have a set of double glazed windows to the front. Radiator. Full fibre connection point.

Bedroom Two**External****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front****Rear**

With a detached garden shed. lawned garden.

Rear**Rear****Services**

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

Council Tax Band

Council Tax Band - B

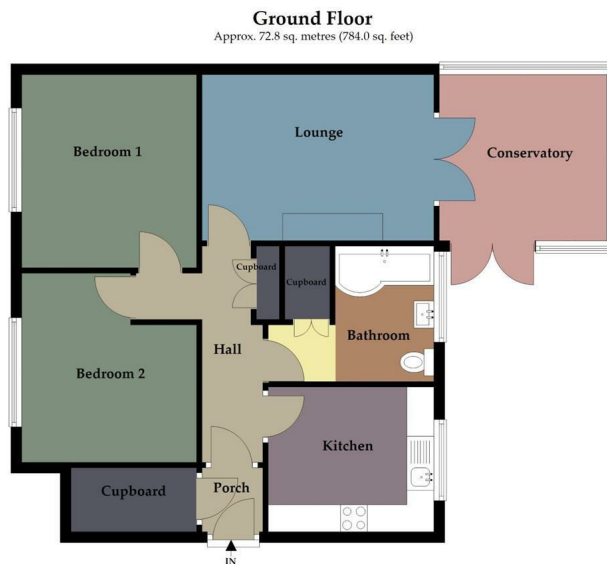
Tenure

Leasehold (90 years remaining)





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		
	65	72
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 72.8 sq. metres (784.0 sq. feet)

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Plan produced using PlanUp.