

30 Willow Court,
Clyne Common,
Swansea, SA3 3JB

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 **ASTLEYS**
SALES AND LETTINGS



30 Willow Court, Clyne Common, Swansea, SA3 3JB

£105,000



Step into this delightful second floor, two-bedroom apartment in Willow Court offering sea glimpses and countryside views to the rear at Seven Acres, Clyne Common, Bishopston. This exclusive, sought after development for the over 55's, set in beautiful landscape grounds, is perfectly suited for an active retirement and assisted living.

This inviting bright and airy home, accessed by a lift or stairs offers a relaxed, comfortable and functional living space.

The apartment is well positioned in the complex and comprises a spacious hallway, generous living room, two bedrooms, well equipped kitchen and a bathroom with a walk-in shower. Emergency care and fire alarms are fitted within the apartment, ensuring prompt assistance in case of emergencies.

Willow Court facilities cater to the daily needs and interests of owners, promoting a vibrant and engaging community, with easy access to local transport routes. Of special note is the community bus which runs two days a week into the popular seaside town of Mumbles.

Apartment owners can enjoy this retirement community, which offers a wide range of amenities, including a restaurant, coffee lounge and bar, hairdressers, gym, well-being centre, shop and communal parking. Should you wish to socialise and engage with other owners, you can join in with the wide variety of organised engaging onsite activities.

This unique development offers additional on-site access to a selection of different support services, including personalised care and assistance tailored to individual needs. On-site lunch meal delivery, laundry, cleaning and maintenance services are also available, further enhancing your convenience and comfort.

The entrances are monitored with CCTV, with electronic fob access into the apartments. The well-equipped complex offers a convenient and enjoyable living experience in a charming coastal setting.



Entrance

Via hardwood door into the hallway.

Hallway

With a door to boiler cupboard. Door to storage cupboard. Door to shower room. Doors to bedrooms. Door to the living room. Electric storage heater.

Shower Room

6'9" x 8'1"

Well appointed suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled walls. Extractor fan.

Bedroom One

11'5" x 11'4"

With a double glazed window to the rear offering a pleasant countryside outlook with sea glimpses of Swansea Bay. Wall mounted electric heater. Sliding door to built in wardrobe.

Bedroom Two

10'10" x 7'3"

Double glazed window to the rear again offering a pleasant countryside outlook and sea glimpses of Swansea Bay. Wall mounted electric heater.

Living Room

21'5" x 11'2"

With an opening to the kitchen. Set of double glazed windows and a double glazed PVC door to the rear Juliet balcony which again offers a pleasant countryside outlook and sea glimpses of Swansea Bay. Wall mounted electric heater.

View

Kitchen

6'0" x 7'7"

Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring hob with extractor hood over. Space for fridge. Space for freezer. Integral washing machine. Integral oven and grill.



Drone Shots

Grounds

On Site Shop

On Site Restaurant

On Site Library

On Site Lounge

On Site Coffee Lounge & Bar

Services

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

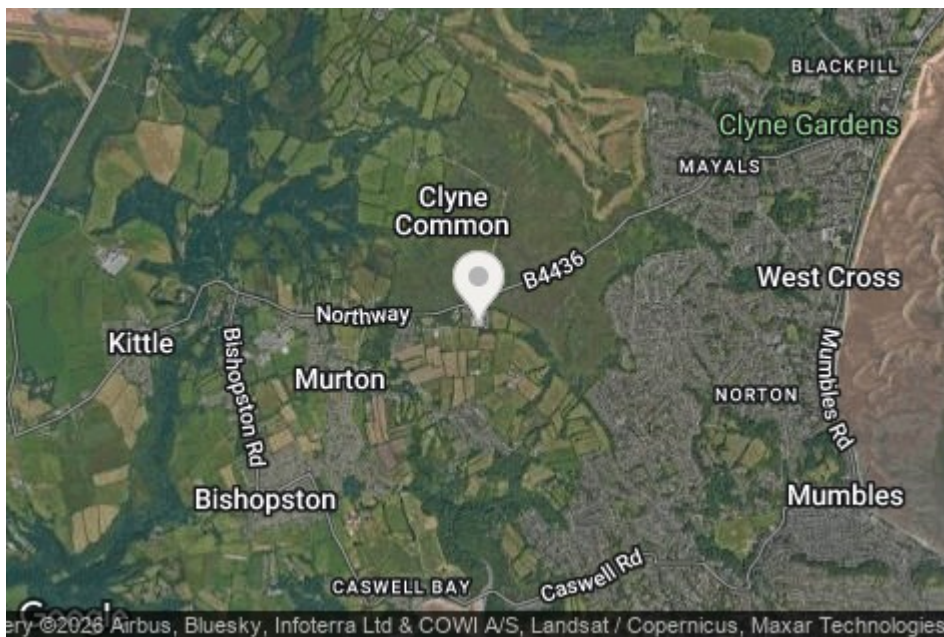
Council Tax Band

Council Tax Band - E

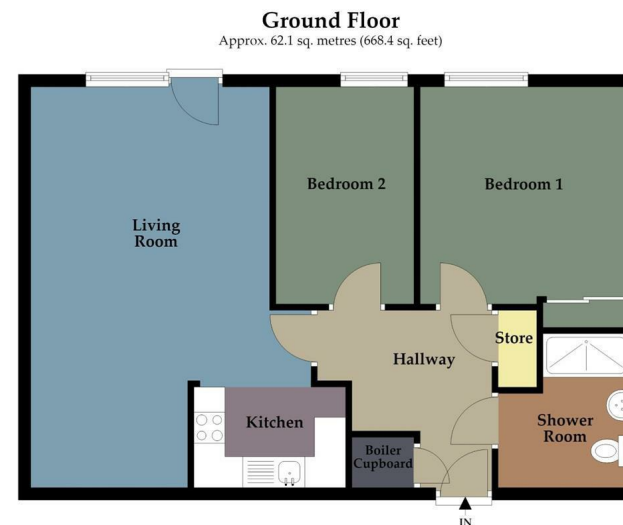
Tenure

Leasehold (103 years left)





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		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 62.1 sq. metres (668.4 sq. feet)

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Plan produced using PlanUp.