



**9 Victoria Court,
Caswell Drive, Caswell
SA3 4RW**

Offers in the region of £279,950



Two Double Bedroom First Floor Apartment
Balcony With Partial Views Of The Superb
Caswell Bay
Generous Light Accommodation Plus
Garage

NC/BT/55840/140317

DESCRIPTION

A fantastic apartment in a highly desirable Caswell location with two double bedrooms, one with en suite, living/dining room, kitchen and bathroom. This first floor apartment is light and airy and boasts a balcony and partial views of Caswell Bay. The property has parking for one car and a garage. The position of the apartment is excellent being only a short walk from Langland Bay, Caswell Bay and Langland Bay Golf Club. All the amenities, boutiques and eateries of Mumbles Village are just around the corner and the property lies within Bishopston Catchment area.

ENTRANCE HALLWAY

Double-glazed door to entrance hallway, stairs leading to apartment.

FURTHER HALLWAY

Coving, radiator, doors to:

LIVING/DINING ROOM

19'03 x 14'09 (5.87m x 4.50m)

Feature fireplace, double-glazed bay window to front, double-glazed patio doors leading onto balcony with partial views of Caswell Bay, coving, 2 radiators.

KITCHEN

11'04 x 7'08 (3.45m x 2.34m)

Roll top work surfaces, storage units under, eye-level kitchen cupboards, integral cooker and hob with extractor fan over, integral dishwasher, space for washing machine, combi boiler, coving, radiator, double-glazed window to front.

BEDROOM 1

13' x 10'01 (3.96m x 3.07m)

Fitted wardrobe with units, radiator, double-glazed window to rear.

EN SUITE

Shower cubicle, wash hand basin, WC, bidet, extractor fan, radiator, tiled walls.

BEDROOM 2

12'01 x 10'07 (3.68m x 3.23m)

Fitted wardrobe, coving, radiator, double-glazed window to rear.

FAMILY BATHROOM

Bath, wash hand basin, WC, part tiled walls, extractor fan.

EXTERNALLY

Parking for one car, **GARAGE**, gardens and partial views to Caswell.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our offices, turn right onto Newton Road. At the traffic lights, turn left onto Langland Road and follow the road all the way onto Caswell Road. Before you go down the hill to Caswell Bay, turn right onto Caswell Drive. Victoria Court is the first turning on the right and the flat can be found on the right again.