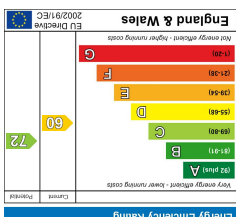


or warranty in respect of the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation

Every attempt has been made to ensure the accuracy of the booklets contained here; measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

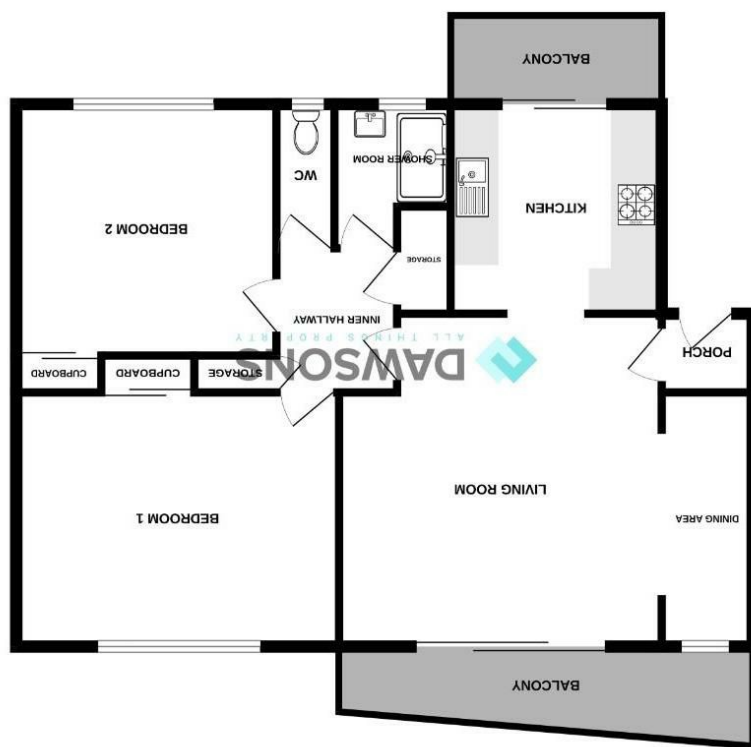
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EPC



AREA MAP



FLOOR PLAN



13 Brynfield Court
Langland, Swansea, SA3 4TF
Asking Price £150,000



DAWSON'S
ALL THINGS PROPERTY

GENERAL INFORMATION

A well-proportioned two-bedroom second floor apartment situated in the highly sought-after coastal area of Langland, offering spacious living accommodation, a balcony, barrier controlled private parking to the rear and lift providing access to all floors.

The accommodation comprises an entrance porch leading into a generous living room with defined dining area, with doors opening onto the balcony. A separate kitchen provides a practical range of fitted units and space for appliances. An additional balcony facing the rear of the building is accessed via the kitchen.

An inner hallway leads to two well-proportioned bedrooms, with Bedroom One and Two benefiting from built-in storage. The property also offers a shower room, separate WC and excellent storage provision throughout.

Externally, there is a front facing balcony enjoying an elevated position. To the rear is a further balcony along with parking.

Brynfield Court is ideally positioned for enjoying the best of the surrounding coastline, with Langland Bay and its sandy beach within easy walking distance. The property is also conveniently located for the popular village of Mumbles, renowned for its range of independent shops, cafés, restaurants and amenities. The beautiful Gower coastline is close at hand, offering an abundance of coastal walks and outdoor pursuits.

A superb opportunity to acquire a well-sized apartment in a sought-after coastal location, ideal as a permanent home, holiday retreat or investment property. Viewing is highly recommended.

FULL DESCRIPTION

Entrance Porch

Living Room
15'11 x 15'5 (4.85m x 4.70m)

Dining Area
12'2 x 4'4 (3.71m x 1.32m)

Balcony
19'9 x 4'9 (6.02m x 1.45m)

Kitchen
10'1 x 10' (3.07m x 3.05m)

Inner Hallway

Bedroom 1
15'5 x 12'1 (4.70m x 3.68m)

Bedroom 2
12'5 x 10' (3.78m x 3.05m)



Shower Room

WC

Parking
Off road parking is available via an unallocated parking space to the rear of the building.

Tenure - Leasehold
Leasehold - 125 year lease from 1/05/1995. 93 Years remaining. Service charge - £2,750 per annum The new owner will become a shareholder in Brynfield Court Owners Ltd, the company that owns the freehold of the building and acts as landlord. This structure means that the leaseholders collectively have control over how the building is managed.

Council Tax Band - E

EPC - D

Services
Mains electric, water and drainage. There is a water meter. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information
Planned safety works for all balcony's. Please contact the branch for further information.

