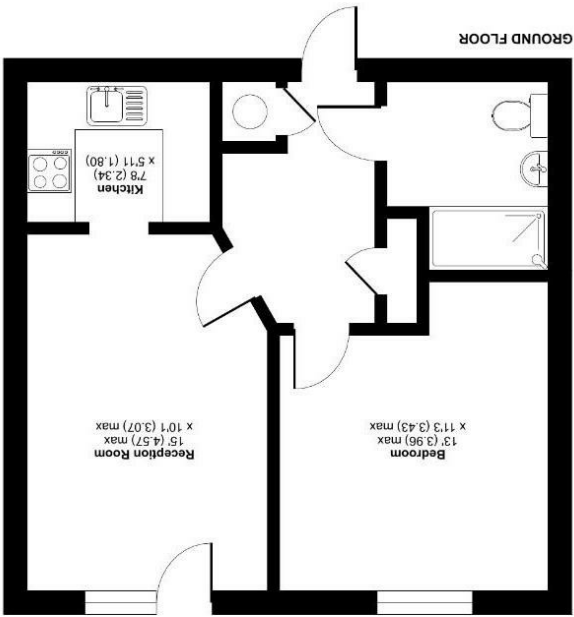




77 Newton Road, Swansea, SA3 4BN
T 01792 367301 E mu@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

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 or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Producing International Property Measurement Standards (IPMS) 1, 2 & 3) (RICS, 2018). Produced for Dawson's Property, REF: 1287000. © Midweek 2025.

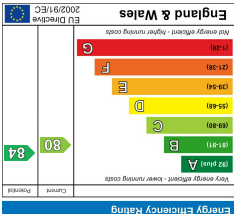


Willow Court, Clyne Common, Swansea, SA3
Approximate Area = 467 sq ft / 43.4 sq m
For identification only - Not to scale



AREA MAP

EPC



FLOOR PLAN



DAWSONS

3 Willow Court
Clyne Common, Swansea, SA3 3JB
Asking Price £50,000



GENERAL INFORMATION

Located in the sought-after and beautifully maintained Willow Court development on Clyne Common, this charming ground floor retirement apartment offers a comfortable, secure, and sociable lifestyle for the over 55s.

The apartment is ideally positioned with direct access to the landscaped communal gardens, perfect for enjoying peaceful outdoor moments or socializing with neighbours. The accommodation comprises an entrance hall, a spacious open-plan lounge and dining area with patio doors, a well-equipped fitted kitchen, and a bathroom.

Residents at Willow Court benefit from a wide range of on-site amenities, including a restaurant, coffee shop, hairdresser, and a function suite, all designed to enhance day-to-day living. The development also offers practical support and peace of mind with features such as an on-site house manager, Careline emergency system, telephone entry, alarm system, and lift access.

Additional conveniences include a communal car park with spaces for both residents and visitors, and a variety of optional services such as laundry, cleaning, handyman assistance, daily cooked lunch delivery, and personal care services – all available by arrangement with Willow Court.

This is a rare opportunity to join a friendly, supportive community in a well-appointed setting, just a short distance from local shops, services, and the scenic Gower countryside.

Viewings are highly recommended to fully appreciate the lifestyle and comfort this home offers.

FULL DESCRIPTION

Entrance Hall

Reception Room
15' max x 10'1 max (4.57m max x 3.07m max)

Kitchen
7'8 x 5'11 (2.34m x 1.80m)

Bedroom
13' max x 11'3 max (3.96m max x 3.43m max)

Bathroom

Parking
There is visitors parking.
There is a cost of £150 per annum for a allocated parking space.



Tenure
Leasehold
125 year lease form 11th October 2004.
104 years remaining.
Annual Ground rent is £398.60
Annual service charge for the period
01/05/26 to 30/04/2027 is £5,913.76
There is a separate charge for a parking
space of £150 annually.

Council Tax Band
D

EPC - C

Services
Mains electric, water & drainage.
Broadband is available via Willow Court
Management company. Please refer to the
Ofcom checker for further coverage
information.
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.

