6 The Osbourne, Rotherslade Road

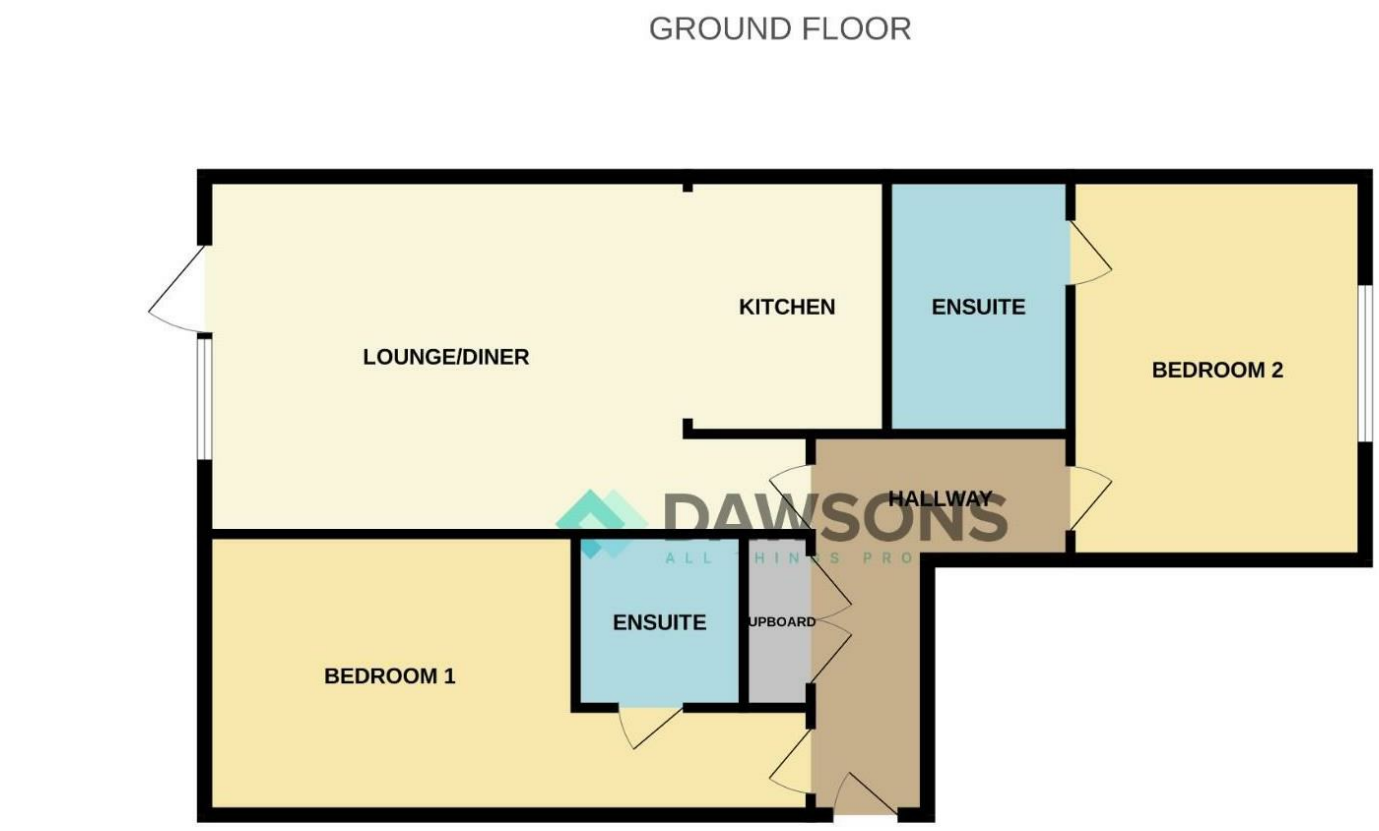
Langland, Swansea, SA3 4QA

Asking Price £220,000

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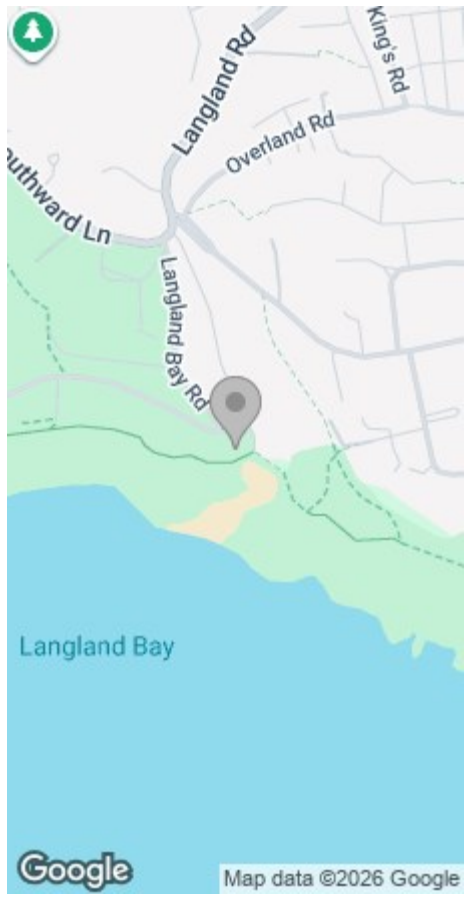


FLOOR PLAN

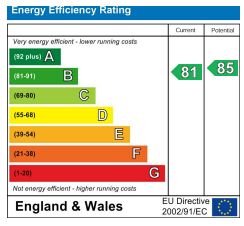


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC



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GENERAL INFORMATION

A two-bedroom apartment with sea views, balcony and allocated parking, ideally positioned within easy reach of Mumbles Village and the stunning Swansea Bay coastline

Offering a fantastic blend of contemporary living and coastal charm, this attractive apartment at The Osborne is perfectly suited to those looking for a permanent home, coastal retreat or investment opportunity.

The property opens into a welcoming entrance hall, leading through to the impressive open-plan living space. The fitted kitchen flows seamlessly into the dining and lounge areas, creating a bright and sociable environment that is ideal for both everyday living and entertaining. From the living area, doors open onto the private balcony, where sea views provide a beautiful backdrop and a wonderful place to sit and enjoy the coastal surroundings.

The apartment benefits from two generously proportioned double bedrooms, both of which feature their own ensuite bathrooms, providing excellent privacy and convenience.

Further benefits include an allocated parking space, secure entry system and lift access, adding to the ease and practicality of apartment living.

The Osborne is ideally situated for enjoying everything this sought-after coastal location has to offer, with local beaches close by and Mumbles Village within easy walking distance. The village is renowned for its independent shops, cafés, bars and restaurants, while the seafront promenade provides an enviable setting for coastal walks and days by the sea.

Viewing is highly recommended to fully appreciate the accommodation, sea views and superb coastal location.



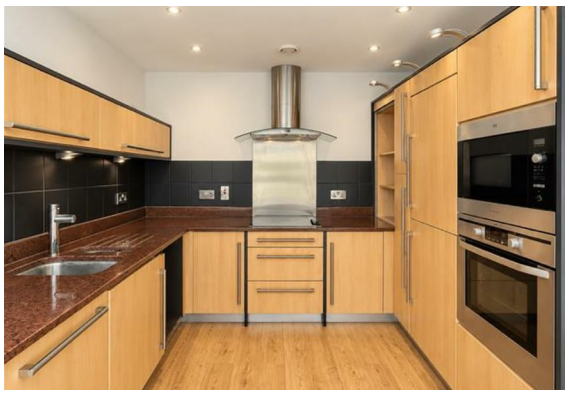
FULL DESCRIPTION

Entrance
Enter via front door into:

Hallway
(14'09 x 4'06) (10'01 x 5'00) ((4.50m x 1.37m) (3.07m x 1.52m))
Radiator. Wood effect laminate flooring. Built in cupboard with shelving and housing hot water tank.
Rooms off:

Bedroom 1
14'04 x 10'05 (8'10 x 4'03) (4.37m x 3.18m (2.69m x 1.30m))
Double glazed window to front. Wall mounted electric storage heater. Built in bedroom units and wardrobes. Door to:

Ensuite
Fitted with a three piece suite comprising wc, wash hand basin and shower cubicle with mains shower. Wall mounted chrome electric towel rail. Wood effect laminate flooring. Spotlights to ceiling.













Lounge/Dining Area
18'08 x 13'09 (5.69m x 4.19m)
Double glazed doors leading to sit out balcony where you can enjoy sea views over Rotherslade Bay. Wall mounted electric heater. Marble effect surround with inset electric fire. Spotlights to ceiling. Opening into:

Kitchen
9'05 x 7'08 (2.87m x 2.34m)
Fitted with a range of wall and base units with a marble worksurface over. Inset 1 1/2 bowl sink with mixer tap over. Inset 4 ring electric hob with extractor over. Eye level microwave with electric oven under. Integrated dishwasher, washing machine and fridge/freezer. Partially tiled walls. Wood effect laminate flooring. Spotlights to ceiling.

Bedroom 2
14'10 x 11'04 (4.52m x 3.45m)
Double glazed window to side. Electric wall mounted heater. Built in bedroom units and wardrobe. Door to:

Ensuite
9'06 x 7'01 (2.90m x 2.16m)
Fitted with a three piece suite comprising wc, wash hand basin and shower cubicle with mains shower. Partially tiled walls. Chrome electric wall mounted towel rail. Spotlights to ceiling. Wood effect laminate flooring.

Parking
There is a communal entrance with lift access to all floors. Allocated parking for 1 vehicles.

Tenure
Leasehold
125 year lease from 1st September 2004 until 1st September 2129.
Annual ground rent and service charge is £5,987.44
Ground rent £300 per annum

Council Tax Band
Band G

Services
Mains electric, water & drainage.
There is no gas at the property.
Broadband service is available at the property, but there is no active connection to a provider at this time. Please refer to Ofcom checker for further coverage information.
For mobile signal please refer to Ofcom checker for coverage information.

EPC -B





