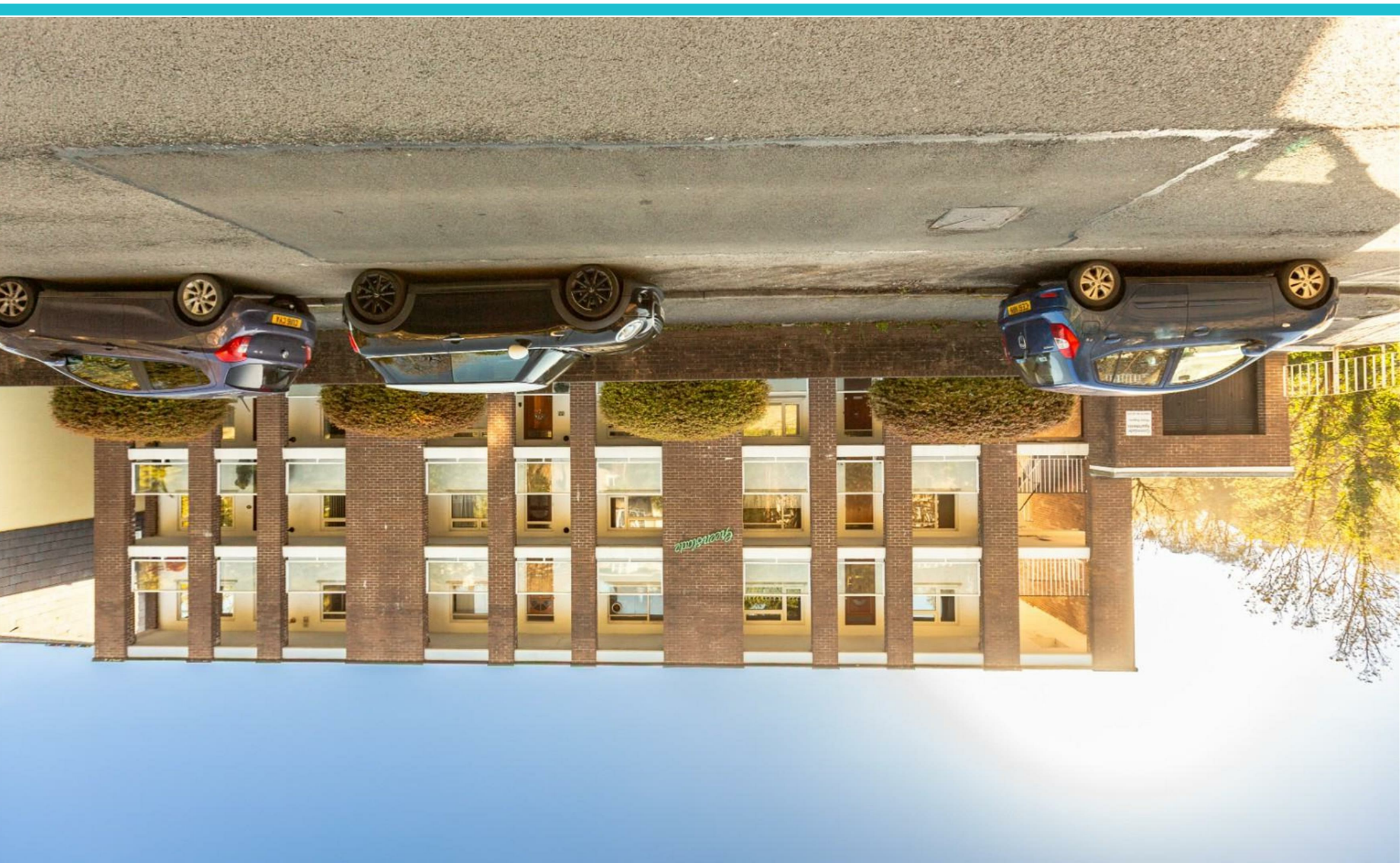
40 Greenslade Langland Road

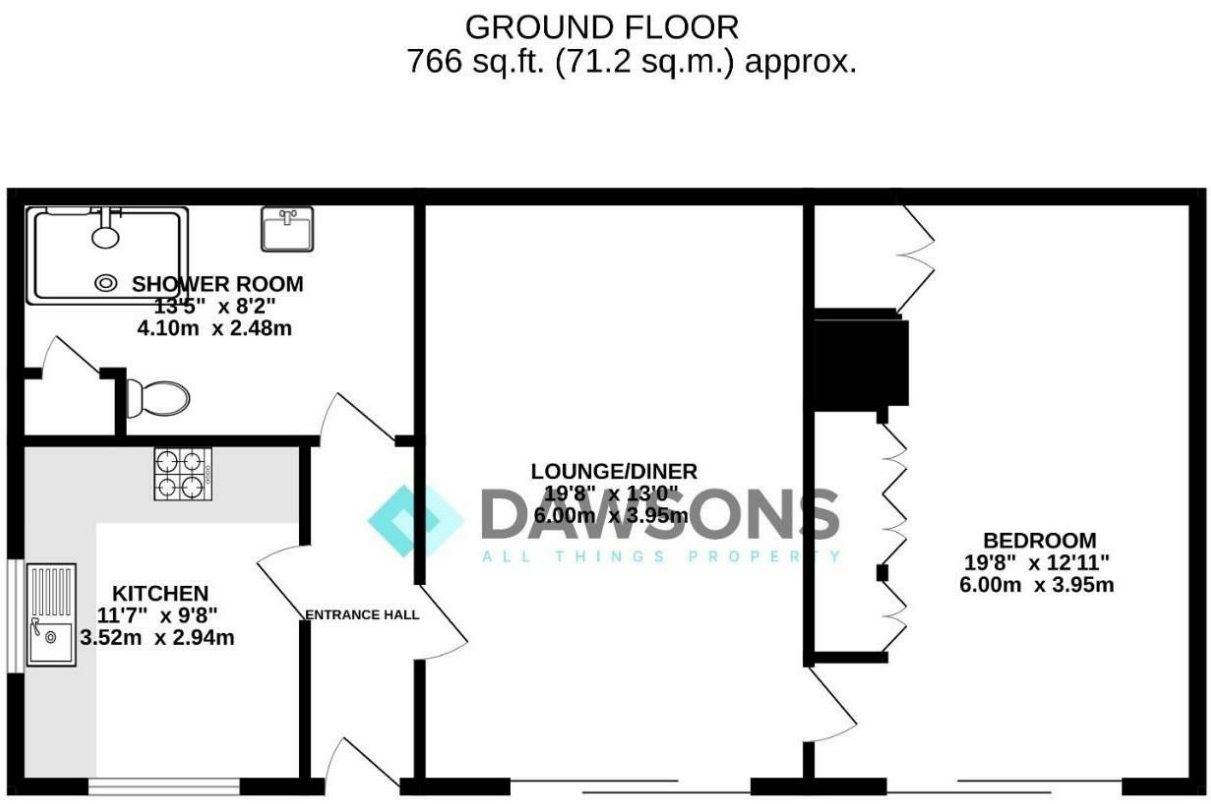
Mumbles, Swansea, SA3 4QU

Asking Price £175,000

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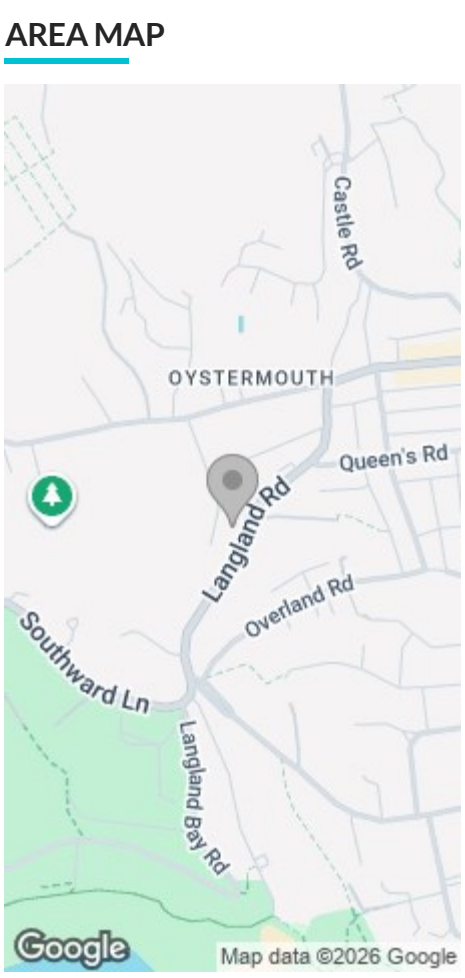
FLOOR PLAN



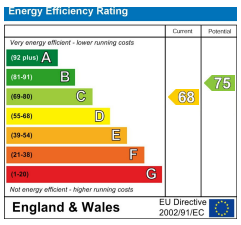
TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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



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.

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GENERAL INFORMATION

Located in the sought-after area of Greendslade in Mumbles, this well-presented ground floor apartment offers comfortable and convenient coastal living. The property comprises a bright and welcoming lounge/diner, enhanced by impressive floor-to-ceiling windows that flood the space with natural light, creating an ideal setting for both relaxation and entertaining. The fitted kitchen is thoughtfully arranged, offering practicality and functionality for everyday use.

The apartment further benefits from a well-appointed bedroom, also featuring striking floor-to-ceiling windows, and a generous shower room, providing a comfortable and low-maintenance living environment.

Residents also benefit from access via a private gated entrance leading directly into Underhill Park, offering a unique extension of outdoor space right on your doorstep.

Perfectly positioned to enjoy the charm of Mumbles, with its array of shops, cafes, and scenic coastal walks, this property is ideally suited to first-time buyers, investors, or those seeking a peaceful retreat by the sea.

FULL DESCRIPTION

Entrance Hall

Kitchen
11'7 x 9'8 (3.53m x 2.95m)

Lounge / Diner
19'8 x 13' (5.99m x 3.96m)

Bedroom
19'8 x 12'11 (5.99m x 3.94m)

Shower Room

Parking
Parking is available via an allocated parking space.















Tenure
Leasehold - Share Of The Freehold
950 year lease with 885 years remaining.
Annual Ground Rent: £1,777.46

Council Tax Band
D

EPC - D

Services
Mains gas, electric, water and drainage. 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.





