

FOR SALE

£295,000 Leasehold



Callencroft Court, Newton Road, Newton, Swansea, West Glamorgan SA3 4TG

- Beautifully Presented Three Bedroom Apartment
- Third Floor with Lift Access
- Two Allocated Parking Spaces
- Living Room Balcony with Park Views



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale this three bedroom, third floor apartment, set in a desirable location and overlooking Underhill Park. The property is well-presented with care and consideration to briefly comprise, a modern Sigma fitted kitchen with integrated NEFF appliances to include a dishwasher, fridge/freezer, induction hob and oven with 'slide and hide' door. There is a living room with room for dining area and with sliding door onto a feature balcony with sweeping views across the park and towards Mumbles and the bay. Three double-sized bedrooms. A stylish bathroom with comfort-level facilities and shower cubicle. Utility/wash room. Gas central heating. Lift access. The location of this apartment, combined with the views, good access to the village of Mumbles, and award-winning beaches of Langland and Caswell Bay, offers a sought-after lifestyle. Set within well-maintained communal areas and attractive gardens, externally the property benefits from two allocated car park spaces. There is also a reasonably-sized walk-in storeroom on the 3rd floor off the landing shared by the four flats on that level. Viewing is highly recommended. Virtual tour available! Leasehold: 998 years remaining (999 years from 21st December 2023). Annual Service Charge: £2419.30 (billed twice a year, £1209.65 each time). Council Tax: Band E



ROOM DESCRIPTIONS

Hallway

Hardwood effect laminate flooring. White uPVC surround double glazed entrance door with obscured glass paneling. Two ceiling light fittings. Radiator. Louvered bi-folding door to utility room/wash room. Double doors to storage cupboard with radiator.

Living Room

5.329m x 3.733m (17' 6" x 12' 3") [Measurements taken to furthest point of room]

Fitted carpet. White uPVC surround double glazed floor-to-ceiling picture window and sliding door, accessing sit-out balcony with views over Underhill Park, Mumbles and to the sea beyond. Radiator. Power points. Space for dining table.

Kitchen

2.632m x 3.073m (8' 8" x 10' 1") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. White uPVC surround double glazed window to rear. Fitted with a range of wall, base and drawer units in gloss cream with soft close. Under cabinet, down lighter spotlights and complementary laminate work surfaces over, incorporating breakfast bar, and stainless steel bowl and a half sink and drainer unit with mixer tap. Integrated appliances include electric oven and grill, fridge/freezer, and convection hob with stainless steel extractor hood. Wall mounted boiler.

Utility/Washroom

1.066m x 1.499m (3' 6" x 4' 11") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Work surface. White uPVC surround double glazed window. Partial wall tiling.

Main Bedroom

2.797m x 3.733m (9' 2" x 12' 3") [L-shaped. Measurements taken to furthest point of room]

Fitted carpet. White uPVC surround double glazed window to

front providing plenty of natural light and with views over Underhill Park. Ceiling light fitting. Radiator.

Bedroom 2

3.772m x 2.534m (12' 5" x 8' 4") [Measurements taken to furthest point of room]

Fitted carpet. White uPVC surround double glazed window to front providing plenty of natural light and with views over Underhill Park. Ceiling light fitting. Radiator.

Bedroom 3

3.062m x 2.521m (10' 4" x 8' 3") [L-shaped. Measurements taken to furthest point of room]

Fitted carpet. White uPVC surround double glazed window to rear. Ceiling light fitting. Radiator.

Bathroom

2.487m x 2.041m (8' 2" x 6' 8") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. White uPVC double glazed privacy window. Four piece suite comprising low level WC, wash hand basin set over vanity unit, bath, and corner glass shower enclosure with sliding door. Heated towel rail. Tiled walls.

External

The apartment benefits from two prime parking spaces and recently upgraded internal lift system. There is a reasonably-sized walk-in storeroom on the 3rd floor off the landing shared by the four flats on that level.

Tenure & Utilities (as of May 2024)

Leasehold: 998 years remaining (999 years from 21st December 2023)

Annual Service Charge: £2419.30 (billed twice a year, £1209.65 each time)

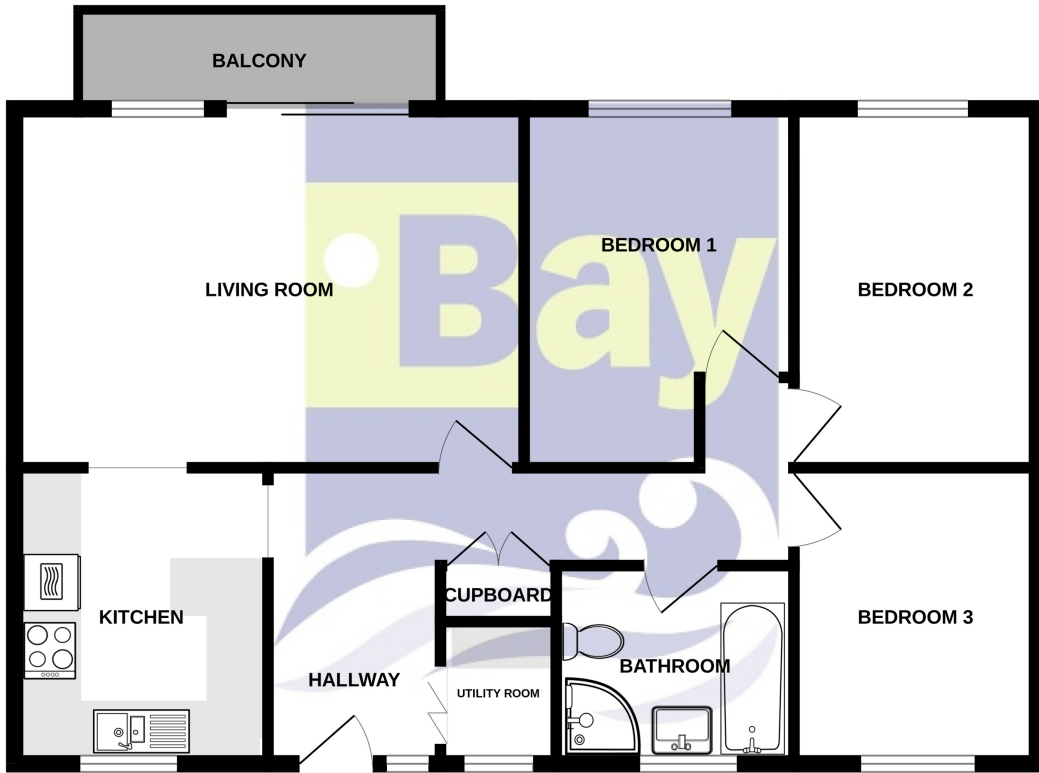
No holiday lets (short lets) permitted

Council Tax: Band E





GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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