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18 FOLLAND COURT, WEST CROSS, SWANSEA,
ASKING PRICE £249,500





Opportunity to purchase a 3 bedroom maisonette in this popular development just off Llwynderw offering partial sea views across Swansea and Mumbles Bay. The property is ideally situated for walks along the promenade, within close proximity to the local amenities West Cross has to offer and a short drive/stroll to the seaside village of Mumbles. The property comprises: Three bedrooms, Shower Room, kitchen, bathroom, and lounge/diner. Allocated parking space plus ample visitors parking. Viewing recommended. NO CHAIN.

Entrance

Double glazed door. Stairs leading up to landing onto hallway with doors into:

Bedroom One 10'11 x 12'03 (3.33m x 3.73m)

Double glazed window to rear. Radiator.

Shower Room 8'02 x 7'00 (2.49m x 2.13m)

Double glazed window to side. Fitted with a three piece suite comprising: Walk in shower. Low level WC. Wash hand basin set on vanity unit with wall mounted mirror. Tiled flooring. Walls fully tiled. Wall mounted heated towel rail.

Living Room/Diner 13'05 max x 28'08 (4.09m max x 8.74m)

Two double glazed windows to front with partial sea views over Swansea Bay. Double glazed Bay window to the side. Two radiators.

Kitchen 8'11 x 14'11 (2.72m x 4.55m)

Double glazed windows to side and rear. Fitted with a range of wall and base units with work surface over. Space for Fridge/ freezer. Built in oven with a four ring electric hob and extractor fan over. Walls tiled to splash back. Stainless steal sink. Space for dishwasher. Radiator. Stairs leading up to:

First Floor

Landing

'Velux' style window. Doors to:

Bathroom 5'06 x 9'03 (1.68m x 2.82m)

'Velux' window. Fitted with a three piece suite comprising: Low level WC, Bath. Wash hand basin. Vinyl flooring. Fully tiled walls. Shaving point.

Master Bedroom 18'10 x 12'06 (5.74m x 3.81m)

Double glazed window to front with sea views. Radiator.

Bedroom Two 12'10 x 12'02 (3.91m x 3.71m)

Double glazed window to front. Radiator. Door into storage cupboard.

External

Parking to rear.

TENURE: Leasehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301