



1 Cross Acre, West Cross, Swansea, SA3 5NW  
Offers In The Region Of £114,500



A delightful ground floor, two bedroom apartment, which boasts sea views. The property is ideally situated to take advantage of local amenities as well as being within close proximity of Mumbles village. The accommodation briefly comprises, hallway, lounge, modern fitted kitchen, two bedrooms and a bathroom. Externally you have a laid to lawn communal garden area and also a further shared courtyard. Additional benefits include a garage adjacent to the property. Viewing is highly recommended to appreciate the convenient location on offer.

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### Entrance

Double glazed door into:

### Hallway

Doors to storage cupboard. One radiator. Doors to all rooms.

### Kitchen 10'04 x 9'02 (3.15m x 2.79m)

Double glazed window to side. Fitted with a range of wall and base units with work

surfaces over incorporating stainless steel sink and mixer tap. Integrated four ring gas hob, extractor hood over. Spaces for washing machine and fridge freezer. Part tiled walls. Wood effect laminate flooring. One radiator.

### Lounge 15'01 @ longest point x 13'01 (4.60m @ longest point x 3.99m)

Double glazed window to side. Door to storage cupboard houses wall mounted boiler.

One radiator.

### Bedroom One 14'10 x 9'04 (4.52m x 2.84m)

Double glazed window to side boasts sea views. One radiator.

### Bedroom Two 11'09 x 8'01 (3.58m x 2.46m)

Double glazed window to side again boasting sea views. One radiator.

### Bathroom

Double glazed frosted glass window to side. Three piece suite comprising Low Level WC, pedestal wash hand basin, bath with shower over. Wood effect laminate flooring. Part tiled walls. One radiator.

**TENURE:** Leasehold

**COUNCIL TAX:**

**EPC**

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

