



## **Flat 3 Windsor Court, Mount Pleasant, Swansea, SA1 6EF**

We are delighted to offer for sale this ideal investment opportunity in Swansea City Centre. This maisonette property is being sold with a sitting tenant and comprises of entrance hall, kitchen/breakfast room, lounge/dining room, two bedrooms and shower room. The property further benefits from uPVC double glazed windows. Externally the property offers parking to rear and a garage. The property is conveniently located close to Swansea City Centre and offers good transport links to Swansea University, Liberty Stadium and Morfa Retail Park. Viewing is highly recommended to appreciate the size of this property. Property to be sold with a sitting tenant. EPC-E.

**Offers Over £90,000**



## GROUND FLOOR MAISONETTE

### ENTRANCE

UPVC double glazed entrance door into:

### PORCH

Glazed window, tiled flooring, door to:

### ENTRANCE HALLWAY

Laminate flooring, coving to ceiling, stairs to first floor, door to:

### KITCHEN/BREAKFAST ROOM 3.88m x 2.51m (12'9" x 8'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, built-in electric oven and grill, four ring ceramic hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled flooring, uPVC double glazed window to front.

### LOUNGE/DINING ROOM 4.74m x 4.41m (15'7" x 14'6")

UPVC double glazed window to rear, storage cupboard, laminate flooring, coving to ceiling.

## FIRST FLOOR

### LANDING

Door to:

### BEDROOM 1 4.59m x 4.41m (15'1" x 14'6")

UPVC double glazed window to rear, two storage cupboards, radiator, laminate flooring, coving to ceiling.

### BEDROOM 2 4.10m x 2.58m (13'5" x 8'6")

UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

### SHOWER ROOM

Three piece suite comprising shower, wash hand basin and WC, tiled flooring, uPVC double glazed window to front.

### EXTERNAL

One garage and one permit parking.

**TENURE:** Leasehold - Share Of Freehold

Lease expires 31.12.2300. All owners have a share in the freehold company.

Maintenance Charge: £45 per month inclusive of Ground Rent (£19 per annum) and Buildings Insurance,

**COUNCIL TAX:** C

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

