



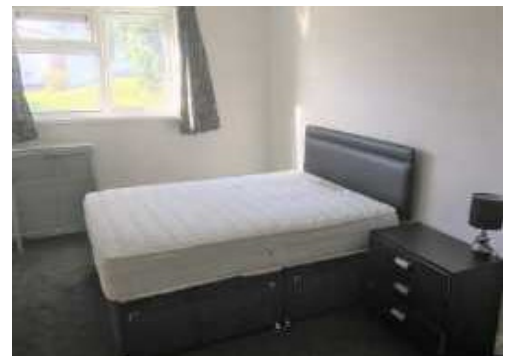
Dawsons

estate agents



69 Baywood Avenue, West Cross, Swansea, SA3 5LW

First floor one bedroom flat situated in a very good location in West Cross. The flat is only a moment from the promenade, local shops and parks as well as being near good bus connections to and from Mumbles and Swansea city centre and within walking distance to the village of Mumbles with its wealth of shops, bars and restaurants. The accommodation briefly comprises; hallway, lounge, kitchen, one double bedroom, store room and shower room. Benefitting from partial sea views. Communal parking. Viewing recommended. Ideal investment or first time buy. No chain. EPC C



Asking Price £89,000

77 Newton Road, Mumbles, Swansea, SA3 4BN
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Entrance

Enter via communal door. Stairs to first floor.
Property front door into:

Hallway

Large storage cupboard as well as additional airing cupboard. Radiator. Doors to:

Lounge 12'4 x 13'4 (3.76m x 4.06m)

Double glazed window to side providing plenty of natural light and with views over Swansea Bay and the Pier. Fireplace with wooden surround not currently housing a fire. Radiator.

Kitchen 9'4 x 7'5 (2.84m x 2.26m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer unit and mixer tap over, Four ring gas hob with extractor hood over and electric oven under. Walls tiled to splashback. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Double glazed window to side with views over Swansea bay and the Pier.

Bedroom 15'7 x 8'9 (4.75m x 2.67m)

Double glazed window to side with views over Swansea Bay and the Pier. Radiator.

Shower Room 5'9 x 6'5 (1.75m x 1.96m)

Fitted with a three piece suite comprising wash hand basin set into vanity unit, wc and shower cubicle with electric shower. Tiled walls and flooring. Radiator. Frosted glass double glazed window to front.

TENURE: Leasehold

125 year lease from 25.0.1990
service charges £557.15

COUNCIL TAX: B

EPC RATING: EPC C

VIEWING: STRICTLY VIA VENDORS

AGENTS. DAWSONS TEL: 01792 367301

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

