



Dawsons

estate agents



1 Cwrt Beaufort, Palmyra Court, West Cross, Swansea, SA3 5SW

We are delighted to offer for sale this one bedroom ground floor flat located in the ever popular complex 'Cwrt Beaufort'. Set in beautifully kept communal gardens and conveniently located close to local amenities and being ideally situated for the promenade and within close proximity to the busy seaside village of Mumbles with good road and bus links to the city centre. The property briefly comprises: hallway, lounge open plan into dining room, modern recently fitted kitchen, bathroom and bedroom. The complex itself benefits from residents parking, beautifully maintained communal gardens, communal laundry facilities and communal lounge. There is also a weekday on site house manager. Age restriction 60 years and over. Viewing is recommended. EPC - C.



Asking Price £145,000

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

Enter via front door into:

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 367301

Hallway

Door entry system. Built in cupboard with shelving and housing hot water tank. Coving to ceiling. Electric wall mounted heater. Rooms off.

Lounge/Dining Room 19'03 x 11'03 (5.87m x 3.43m)

Double glazed french doors leading out to patio seating area and to communal gardens. Feature fireplace with inset electric fire. Coving to ceiling. Electric wall mounted heater. Laminate wood effect flooring. French doors into:

Kitchen 7'7 x 7'0 (2.31m x 2.13m)

Fitted with a range of wall and base units with work surfaces over, single sink with drainer unit and mixer tap over. Walls tiled to splash back. Electric hob with double oven under and extractor hood over. Integrated dishwasher and fridge freezer. Coving to ceiling. Tiled flooring. Double glazed window.

Bathroom

Fitted with a three piece suite comprising wash hand basin set into vanity unit, bath with shower over and WC. Tiled walls. Coving to ceiling.

Bedroom One 8'09 x 15'6 (2.67m x 4.72m)

Double glazed window. Built in wardrobes with hanging space and shelving. Electric wall mounted heater. Coving to ceiling.

Externally

Beautifully maintained communal gardens along with residents parking to the front.

TENURE: Leasehold

Leasehold 125 year lease starting in 2003

Ground Rent - £92 per half yearly

Service charges -872.36 Half yearly

COUNCIL TAX: D

EPC RATING: C

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.

