



# Dawsons

estate agents



## 4 Northeron, West Cross, Swansea, SA3 5PJ

An opportunity to purchase a two bedroomed first floor apartment situated in area of West Cross, set just a short walk away from the promenade, local amenities and within a mile of the seaside village of Mumbles which boasts bars, restaurants and shops. seaviews and rear parking. The accommodation comprises of two bedrooms, one reception, kitchen and shower room. The apartment benefits from gas central heating and Upvc double glazing. EPC = C

**Asking Price £125,000**



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## **Entered Via Upvc front door**

Stairs leading to first floor

## **Hallway Two storage cupboards**

## **Lounge 12'7 x 12'0 (3.84m x 3.66m)**

Upvc window to Rear, radiator

## **Kitchen 9'7 x 8'8 (2.92m x 2.64m)**

Fitted white wall and base units with worktop surfaces over, stainless steel sink unit and chrome fittings, tiled splashback, electric cooker point, plumbing for washing machine, large storage cupboards housing worcester combi boiler. UPVC window to front.

## **Bedroom One 12'8 x 9'9 (3.86m x 2.97m)**

Upvc window to rear, radiator.

## **Bedroom 2 11'6 x 7'8 (3.51m x 2.34m)**

Upvc window to front, radiator

## **Shower room**

Three piece white suite comprising seperate shower cubicle, low level wc and wash hand basin, fully tiled walls, radiator, extractor fan.

**TENURE:** Leasehold

**COUNCIL TAX:** B

**EPC RATING:** 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.

