



## 1 Cwrt Beaufort, Palmyra Court, Swansea, SA3 5SW

**Asking Price £145,000**

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.



## Entrance

Enter via front door into:

## 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" (5.87 x 3.43)



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" (2.31 x 2.13)

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" (2.67 x 4.72)



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.

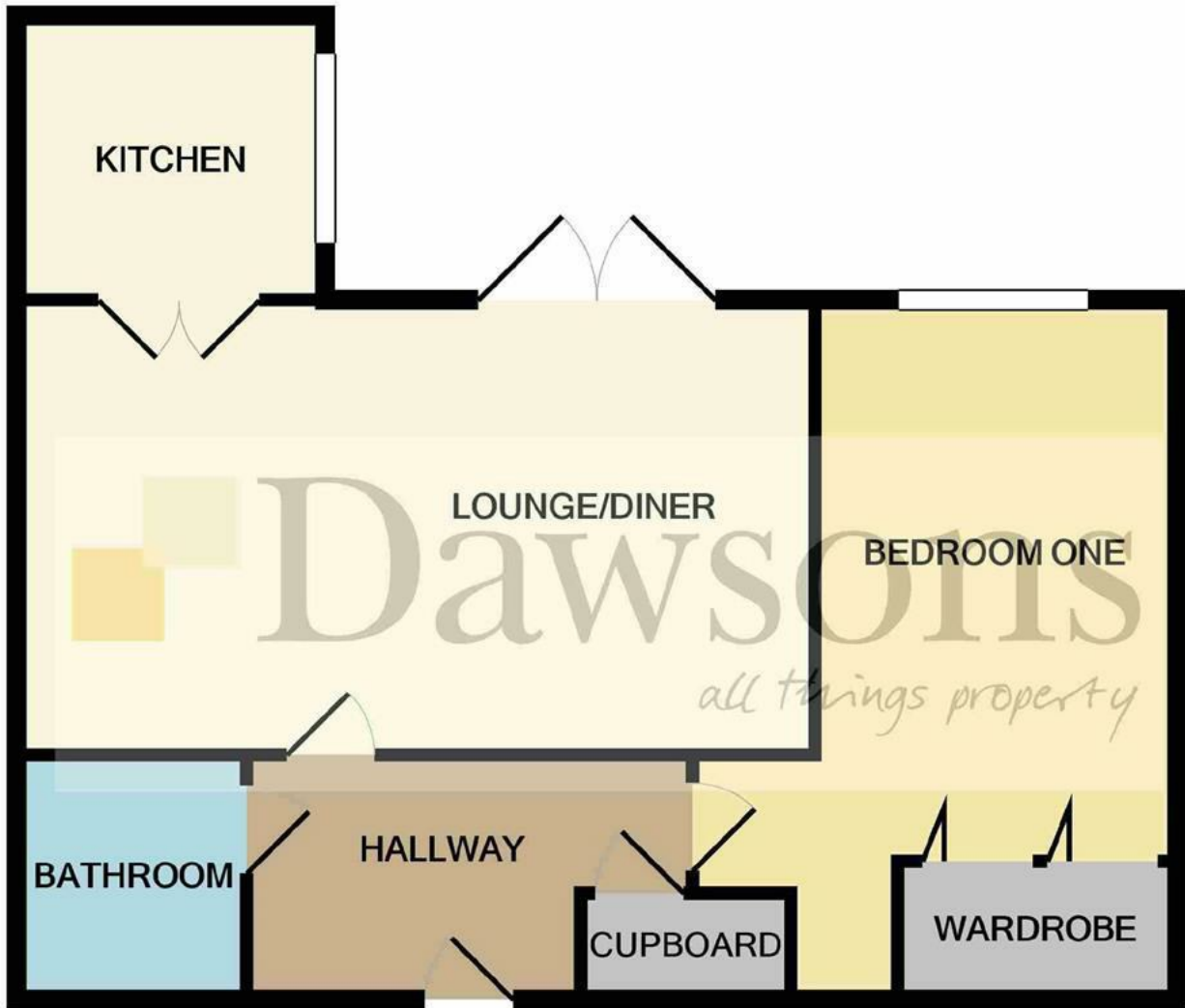
## Tenure

Leasehold

## Lease

Leasehold 125 year lease starting in 2003  
Ground Rent - £92 per half yearly  
Service charges -872.36 Half yearly

# FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## EPC

