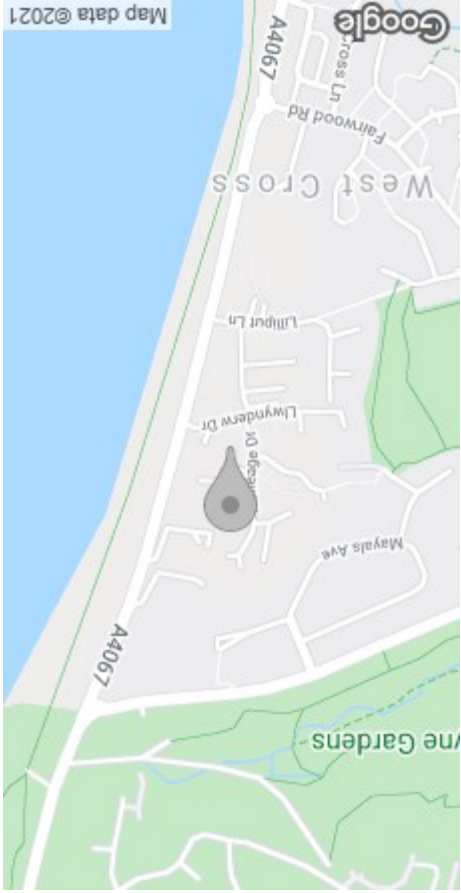


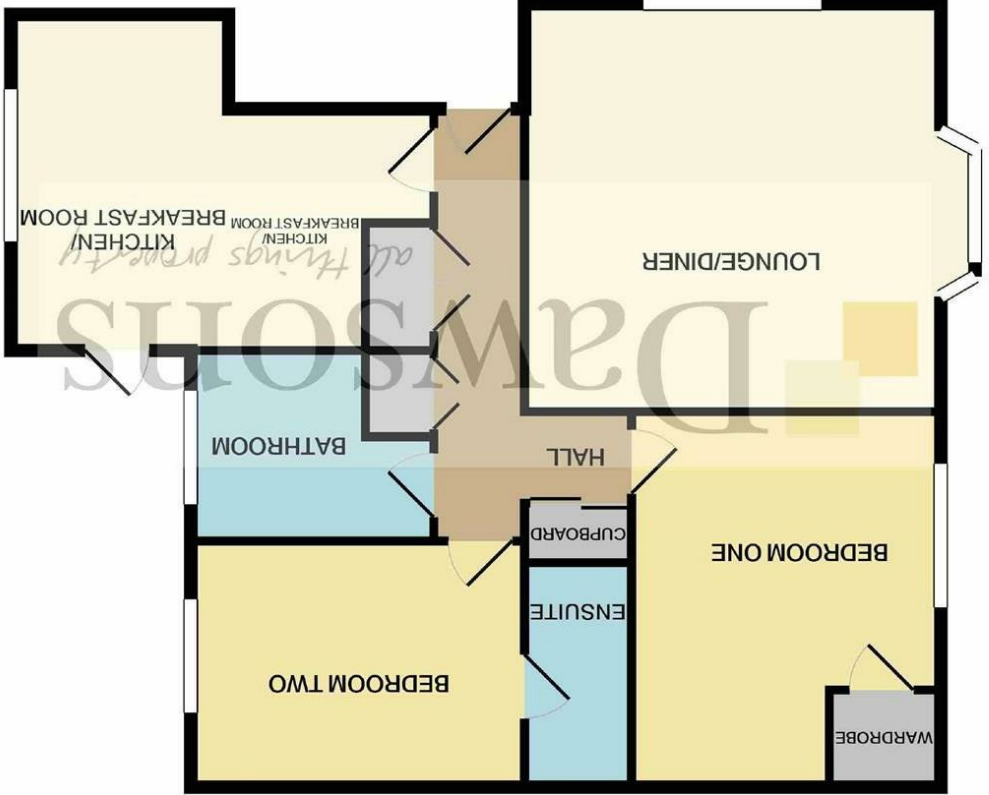
EPC



AREA MAP

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.

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



FLOOR PLAN



2 Folland Court
 West Cross, Swansea, SA3 5BJ
£229,950

 2
  2
  1
  C

GENERAL INFORMATION

A delightful ground floor two bedroom apartment boasting sea views. The property is ideally situated for the promenade and set within close proximity to the busy seaside village of Mumbles with good road and bus links to the city centre. The accommodation briefly comprises, steps down to hallway, fitted kitchen/diner, lounge, two bedrooms with the master bedroom benefitting from en-suite shower room and a bathroom. Externally, storage area ideal for bicycles and surfboards. Communal gardens with an allocated parking space. Viewing is highly recommended to appreciate the convenient location and views on offer. EPC C

FULL DESCRIPTION

Main Entrance

Through communal door into communal hall area. Door to main flat.

Entrance

Enter via front door into:

Hallway

Built in storage cupboard with shelving and hanging space. Airing cupboard with shelving. Radiator. Rooms off:

Lounge

14'9" x 15'4" (4.50 x 4.67)

Double glazed window to front with views. Double glazed bay window to side. Coving to ceiling. Radiator.



Kitchen/Diner

12'2" x 14'5" widest point (3.71 x 4.39 widest point)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer unit and mixer tap over. Splash back tiles. Space for cooker. Space and plumbing for washing machine. Wall mounted gas boiler. Tiled flooring. Double glazed window to rear. Double glazed door to communal gardens.

Bedroom One

13'10" x 11'1" (4.22 x 3.38)

Double glazed window. Coving to ceiling. Radiator. Built in wardrobe with shelving and hanging space.

Bedroom Two

8'11" x 12'2" (2.72 x 3.71)

Fitted with wardrobes and cupboards. Radiator. Door into:

Ensuite

Fitted with a three piece suite comprising, wc, wash hand basin and shower cubicle with electric shower. Radiator.

Bathroom

Fitted with a three piece suite comprising, wash hand basin, wc and bath with electric shower over. Double glazed frosted glass window.

Externally

Allocated parking space. Communal gardens.

Tenure

Leasehold

Lease

Ground Rent £5.00pa Approx
Service Charge £867.21pa Approx
999 Years from December 1983