

### **Flat 3, Cromwell Court, Mount Pleasant, Swansea, SA1 6EN**

**£124,950**

A three bedroom maisonette in a purpose built block with breathtaking views of Swansea Bay and City Centre. Located in Mount Pleasant offering good access to the local schools, shops, University and the City Centre where the main shopping and leisure facilities are located.

The accommodation comprises on the ground floor a stairwell to the first floor, where you will find the lounge, kitchen and dining room. On the second floor are three bedrooms and the bathroom.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door.

#### Entrance Hall

Stairs to first floor.

### First Floor

#### Landing

Double glazed window, doors to lounge, kitchen and stairs to second floor.

#### Dining Room 11'9" x 8'9" (3.57m x 2.67m)



Double glazed window to front, radiator.

#### Lounge 12'2" x 12'3" (3.71m x 3.73m)



Double glazed bay window to rear, radiator, door to kitchen.

#### Kitchen 14'1" x 5'6" (4.28m x 1.68m)



Double glazed window to rear, fitted with a range of base units with worktop over, inset stainless steel sink with drainer and mixer tap. Plumbed for washing machine, part tiled walls with extractor hood over space for gas cooker, radiator.

### Second Floor

#### Landing

Doors to bathroom and all three bedrooms.

**Bedroom 1 12'3" x 11'4" (3.73m x 3.46m)**



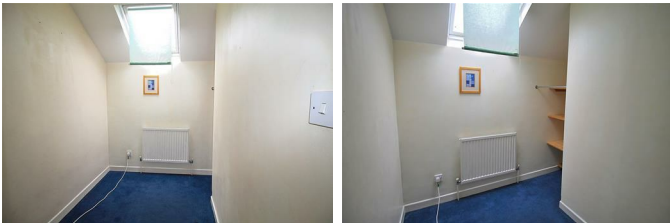
Double glazed window to rear, radiator.

**Bedroom 2 11'8" x 8'9" (3.55m x 2.67m)**



Double glazed window to front, radiator.

**Bedroom 3 6'8" x 5'5" (2.02m x 1.65m)**



Skylight, radiator.

**Bathroom**



Skylight, three piece suite comprising; wash hand basin, low level w/c and panelled bath with shower over. Radiator.

**Views**



**TENURE**

LEASEHOLD

Lease Start Date 25 Dec 1990 - Lease End Date 25 Dec 2989

Lease Term 999 years from 25 December 1990

Lease Term Remaining - 968 years

Council Tax - C (2022/2023 - £1584.39 MIN)

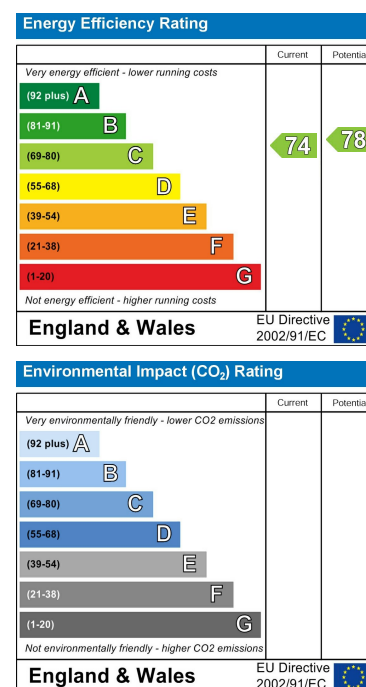
# Floor Plan



# Area Map



# Energy Efficiency Graph



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