

1 Gullivers Close,
West Cross, Swansea,
City & County Of
Swansea, SA3 5AG

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£325,000



This ground floor maisonette presents an excellent opportunity to own a two double bedroom property with stunning sea views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse. Located in close proximity to Swansea Bay and the seafront promenade, this property offers a prime coastal location. A flat walk to the village of Mumbles and convenient bus links to both Mumbles and the city center make this property well-connected and easily accessible.

The maisonette benefits from private communal parking, ensuring convenience for residents and their guests. As a share of freehold property, it offers added security and peace of mind.

Spanning two floors, the accommodation comprises a kitchen, cloakroom, lounge & garden room on the ground floor, providing a spacious and comfortable living space. On the first floor, you'll find a shower room, cloakroom and two double bedrooms, offering privacy and comfort.

Externally, the property features communal gardens at the front, providing an inviting outdoor space with breathtaking sea views. Additionally, there is a single garage at the rear, offering secure parking or valuable storage space.

Ideally suited for those seeking a seaside lifestyle, looking to downsize, or a perfect home for a couple, this property offers a range of possibilities. While long-term rentals are permitted, holiday lets are not allowed.

In summary, this top-floor maisonette with two double bedrooms offers wonderful sea views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse. Its enviable location, neighboring Swansea Bay and the seafront promenade, along with easy access to the village of Mumbles and bus links to the city center, make it an attractive choice. Whether you aspire to live by the sea, downsize, or seek a couple's retreat, this property provides an opportunity to embrace the coastal lifestyle. Secure your slice of coastal living today and experience the joys of Swansea Bay and the enchanting Mumbles area.



Entrance

Via a frosted double glazed PVC door into the kitchen.

Kitchen

19'1" x 14'2"

With a double glazed window to the side. Double glazed windows to the rear. Stairs to the first floor. Door to the lounge dining room. Door to the cloakroom. Radiator. Spotlights. Well appointed kitchen fitted with a range of base and wall units. You have running work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Space for fridge freezer. Integral oven and grill. Integral four ring hob with extractor hood over. Integral dishwasher.

Kitchen

Kitchen

Kitchen

Cloakroom

5'6" x 2'8"

With a WC. Wash hand basin. Spotlights. Extractor fan.

Lounge

19'5" x 13'11"

You have a double glazed window to the side. Set of double glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond. PVC door to the garden room. Two radiators.

Lounge

Garden Room

With a double glazed sliding door which again leads out to the front communal garden area which again offers breathtaking sea views of Swansea Bay and beyond.

First Floor

Landing

You have doors to bedrooms. Door to the shower room. Door to the cloakroom. Door to airing cupboard.

Cloakroom

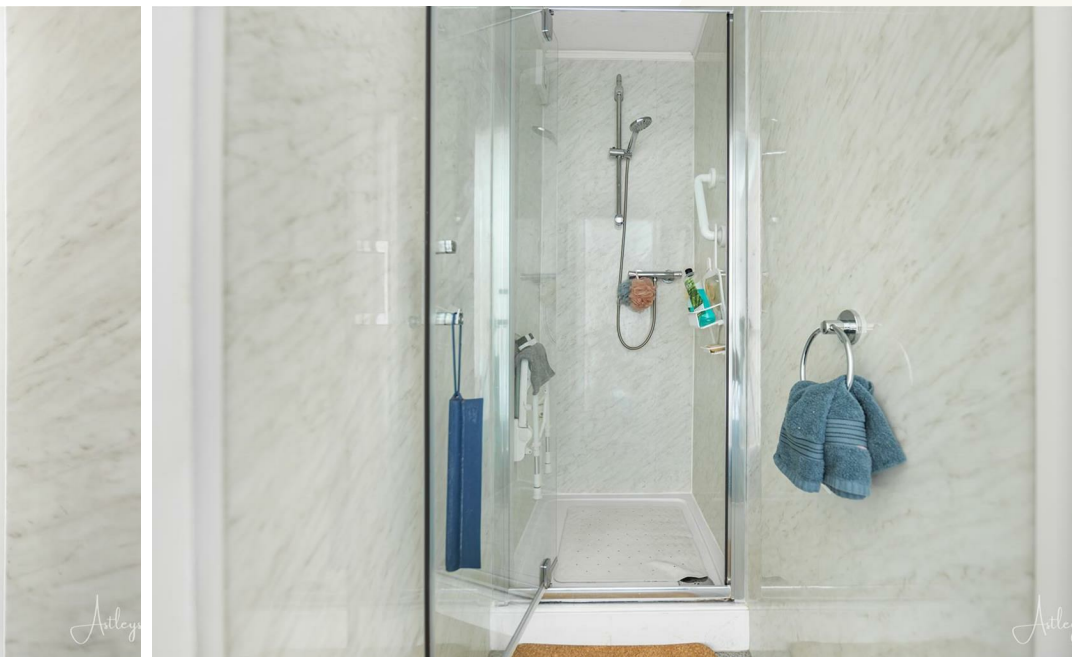
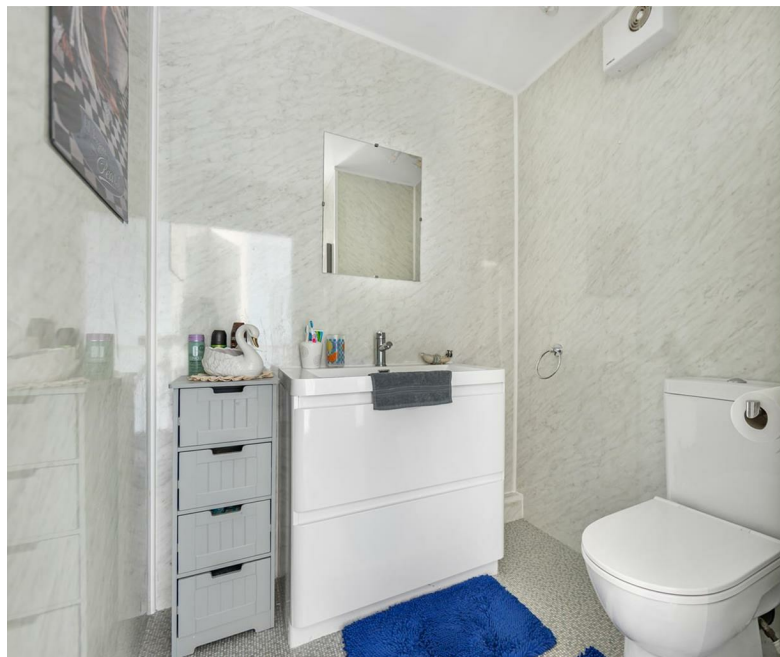
7'8" x 5'5"

WC. Wash hand basin. Radiator. Extractor fan.

Shower Room

5'6" x 2'7"

You have a corner shower cubicle. Extractor fan.



Bedroom One

13'11" x 15'9"

With a set of double glazed windows to the front which again offer breathtaking sea views of Swansea Bay and beyond. Partial views of Mumbles Pier. Radiator. Doors to built-in wardrobes.

Bedroom One

Bedroom One

Bedroom One

Bedroom Two

13'9" x 10'5"

With a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes.

External

To the front you have communal gardens boasting sea views. The property also benefits from a single garage to the rear.

Grounds

Grounds

Grounds

Grounds

Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

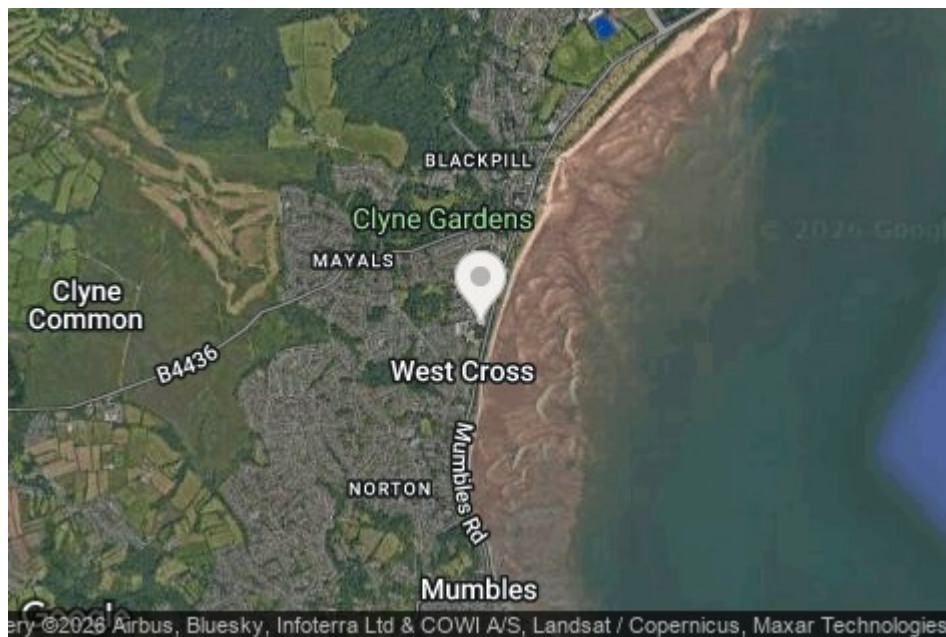
Council Tax Band

Council Tax Band - E

Tenure

Leasehold. 935 years left on the lease.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	74
EU Directive 2002/91/EC		

Ground Floor
Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 101.6 sq. metres (1093.4 sq. feet)

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