

Apartment 21, Cwrt
Beaufort Palmyra
Court, West Cross,
Swansea, SA3 5SW



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Offers Over
£125,000



This first floor apartment is offered with no onward chain, creating an uncomplicated move into a calm setting close to the coast. The layout extends to around 495 square feet and includes a hall, a light lounge, a practical kitchen, a bathroom and a comfortable bedroom. Parking sits to the front with well kept communal gardens to the rear, adding a gentle sense of greenery to everyday life.

Inside, the lounge feels inviting and links easily with the kitchen, making the space suited to relaxed living. The bedroom is peaceful and the bathroom is neatly presented. The apartment has been well cared for and is ready for its next chapter with scope to add personal style.

The location places you within easy reach of the shoreline, with the long promenade of Swansea Bay close enough for morning walks or weekend cycling. Clyne Gardens and the wider Gower coastline are also nearby for time outdoors. West Cross offers useful day to day amenities including small shops, cafes, schools and community facilities, with regular transport routes into Mumbles and Swansea.

A reassuringly simple home in a desirable coastal suburb, it is an appealing choice for those looking to downsize with ease.



Entrance

Via hardwood door into the hall.

Hall

With a door to airing cupboard. Door to shower room. Door to lounge. Door to bedroom.

Lounge

18'4" x 11'2"

With a set of double glazed PVC doors to front Juliet balcony. Wall mounted electric storage heater. Feature fireplace housing a electric fire. Doors to the kitchen.

Kitchen

9'0" x 5'9"

With a set of double glazed windows to the front. Running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Integral oven and grill. Space for fridge freezer. Space for washing machine.

Bedroom

15'7" x 8'8"

You have a set of double glazed windows to the front. Electric wall mounted storage heater. Sliding doors to built in wardrobe.

Bathroom

6'10" x 5'6"

Suite comprising; walk in shower. WC. Wash hand basin. Tiled walls. Wall mounted electric heater.

External

There is parking to the front and delightful communal gardens to the rear.

Communal Area

Within the complex, there is a meeting area, laundry and guest suite for visitors.

Laundry Room

Services

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




Council Tax Band
Council Tax Band - D

Tenure
Leasehold (102 years remaining)





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	EU Directive 2002/91/EC	



Total area: approx. 46.0 sq. metres (495.2 sq. feet)

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Plan produced using PlanUp.