

Apartment 1 Cwrt
Beaufort Palmyra
Court, West Cross,
Swansea, SA3 5SW



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Apartment 1 Cwrt Beaufort Palmyra Court, West Cross, Swansea, SA3 5SW

£175,000



This ground 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 563 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.

Lounge

11'10" x 19'9"

Set of double glazed French doors leading out to the communal gardens. Wall mounted electric radiator. Frosted glazed hardwood doors to the kitchen. Electric fire.

Kitchen

7'4" x 8'1"

Well appointed with a set of double glazed windows looking out onto the communal gardens. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Integral oven and grill. Integral fridge. Integral freezer.

Hall

With a wall mounted electric radiator. Door to the shower room. Door to the lounge. Door to the bedroom. Door to storage cupboard.

Bedroom

15'6" x 8'11"

You have a wall mounted electric radiator and a set of double glazed windows looking out onto the communal gardens. Sliding doors to built-in wardrobe.

Shower Room

6'11" x 5'6"

Well appointed suite comprising; large walk-in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

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 (TBC)





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		74	79
EU Directive 2002/91/EC			



Total area: approx. 52.4 sq. metres (563.6 sq. feet)

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Plan produced using PlanUp.