

20 Heath Court, Heath  
Close, West Cross,  
Swansea, SA3 5QF

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# 20 Heath Court, Heath Close, West Cross, Swansea, SA3 5QF

Offers Over

£180,000



Perfectly positioned just a short, walk from the village of Mumbles and the seafront promenade, this top-floor apartment offers an enviable coastal lifestyle. Marks & Spencer, cafés, boutique shops, restaurants, and the scenic coastal path are all within walking distance, while the beaches of Langland and Caswell are within easy reach.

Well-presented throughout, the apartment features a comfortable bedroom, bathroom, and an open-plan kitchen/living area that opens directly onto a private balcony—an ideal spot to enjoy pleasant sea views and coastal air. Practical benefits include parking for one vehicle.

This property will appeal to downsizers seeking a low-maintenance home, investors looking for a strong long term rental opportunity, or buyers searching for a stylish second home in one of South Wales' most desirable coastal locations.



## Entrance

Via communal entry to communal area. Stairs to front door, front door to hallway.

## Hallway

With a door to the bedroom. Door to the kitchen/living area. Door to the bathroom. Door to boiler cupboard. Door to storage cupboard. Radiator.

## Bedroom

10'10" x 13'9"

With a set of double glazed windows to the front offering sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.

## Bedroom

### View

## Bathroom

6'3" x 6'6"

With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Tiled walls.

## Bathroom

## Kitchen/Living Room

19'1" x 19'6"

With a double glazed window to the rear. Two double glazed windows to the side. Double glazed sliding door to the front balcony. Two radiators. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring Neff gas hob. Extractor hood over. Integral Neff microwave. Integral Neff oven & grill. Integral fridge. Integral washing machine.

## Kitchen/Living Room



**Balcony**

**Balcony**

**View**

**External**

You have allocated private parking for one vehicle and visitor parking.

**Aerial Aspect**

**Aerial Aspect**

**Services**

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

**Council Tax Band**

Council Tax Band - D

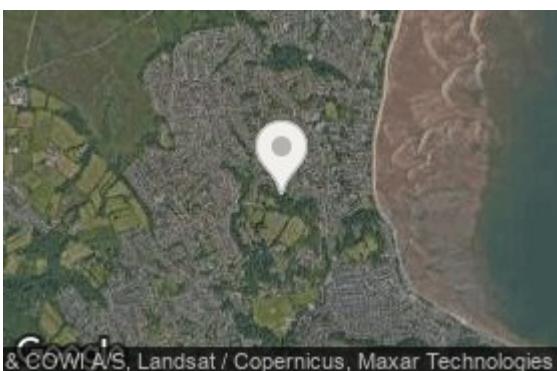
**Tenure**

Leasehold - 151 years left on the lease.

**Agents Note**

Suitable for investment purposes. No short term lets permitted. Minimum 6 month tenancy





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	72	73

**Ground Floor**  
Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 60.9 sq. metres (655.1 sq. feet)

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Plan produced using Plan4D.