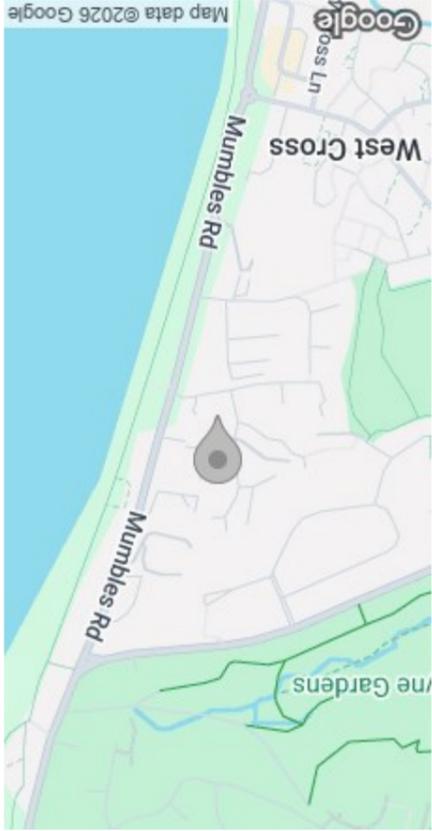


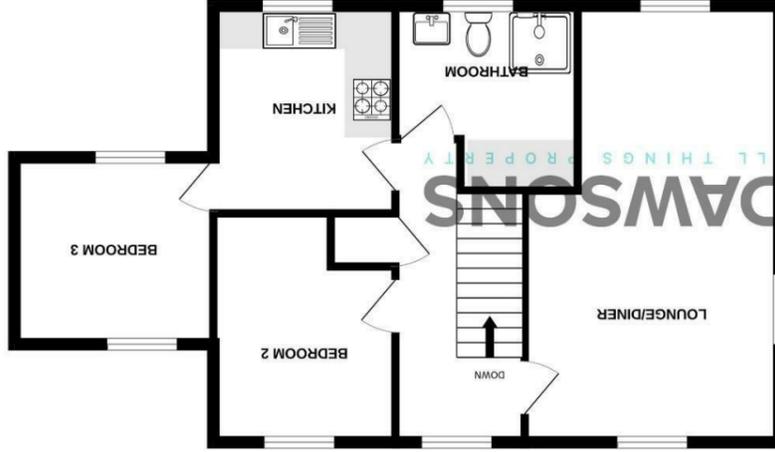
EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Hectopix ©2026



FLOOR PLAN



**20 Folland Court**  
 West Cross, Swansea, SA3 5BJ  
**Asking Price £250,000**



## GENERAL INFORMATION

Enjoying attractive sea views across Swansea Bay, this well-presented three-bedroom ground floor maisonette is ideally located just moments from the seafront promenade, with Mumbles village close by offering a fantastic range of shops, bars and restaurants. Local beaches, scenic cliff walks and coastal paths are also within easy reach, making this a superb lifestyle location.

The accommodation is arranged over two floors. The ground floor is entered via a welcoming hallway with rooms leading off and stairs rising to the first floor. On the ground floor is the master bedroom, benefiting from an en-suite shower room and elevated views. The first floor comprises an open-plan lounge/dining room, a fitted kitchen, a bathroom and two bedrooms.

Externally, the property enjoys the use of well-maintained communal gardens along with the added convenience of an allocated parking space. This maisonette offers an excellent opportunity for coastal living, whether as a main residence or investment.

## FULL DESCRIPTION

### Entrance Hall

**Bedroom 1**  
14'10" x 12'0" (4.54 x 3.67)

### Bathroom

### Stairs To First Floor

### Landing

**Lounge / Diner**  
20'7" x 12'0" (6.29 x 3.66)

**Bedroom 2**  
10'9" x 8'7" (3.3 x 2.62)

**Kitchen**  
9'9" x 8'7" (2.99 x 2.62)



**Bedroom 3**  
2.69 x 2.86 (0.61m.21.03m x 0.61m.26.21m)

### Bathroom

**Parking**  
Parking is available via an allocated space.

**Tenure**  
Leasehold - 999 year lease from 31/12/1988. 962 years remaining. Service charge is £1250 per annum Ground rent - £5 per annum

**Council Tax Band**  
E

### EPC - E

**Services**  
Mains electric, water & drainage. There is a water meter. The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

