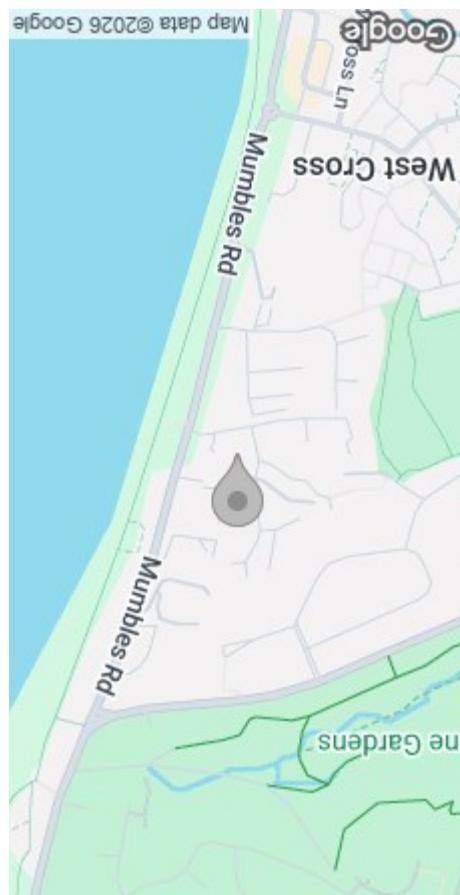


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



FLOOR PLAN



20 Folland Court
West Cross, Swansea, SA3 5BJ
Asking Price £265,000



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. This level comprises an open-plan lounge/dining room, a fitted kitchen, a bathroom and two bedrooms. To the first floor is the master bedroom, benefiting from an en-suite shower room and elevated views.

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 1

14'10" x 12'0" (4.54 x 3.67)

1st floor



Bedroom 2

10'9" x 8'7" (3.3 x 2.62)

1st floor



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.

