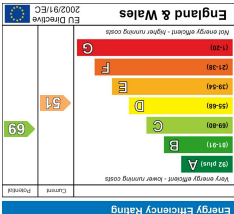
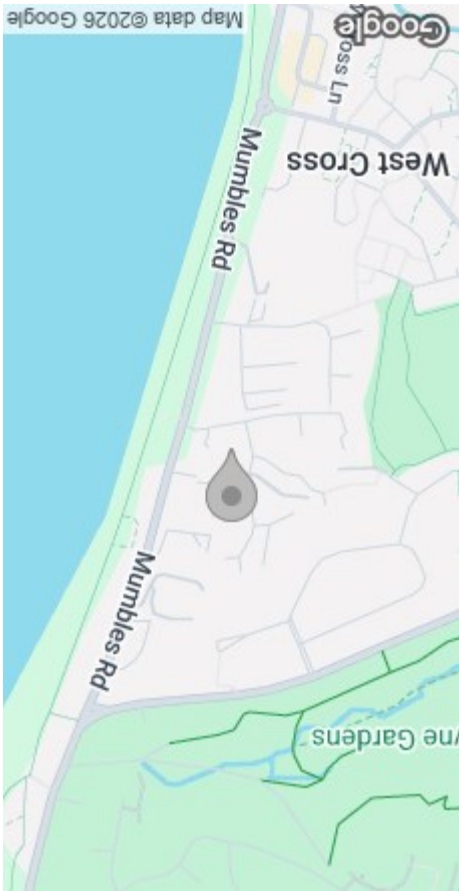


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



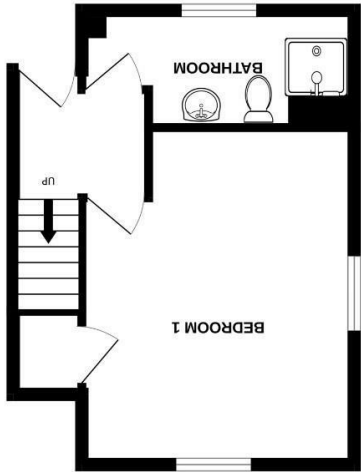
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

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 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.

