

AREA MAP



Huntington Close, West Cross, Swansea, SA3

FLOOR PLAN



DAWSONS

## 46 Huntington Court Huntington Close

West Cross, Swansea, SA3 5AL

Offers Around £315,000



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.

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## GENERAL INFORMATION

Enjoy breathtaking sea views over Swansea Bay from this delightful first-floor maisonette, perfectly positioned in the sought-after area of West Cross. Just a short distance from the vibrant village of Mumbles, with its array of boutique shops, bars, restaurants, and picturesque seafront promenade, this property offers an enviable coastal lifestyle.

Set over two floors, the maisonette features a welcoming entrance hall, a well-appointed fitted kitchen, and a spacious open-plan lounge/dining area that showcases stunning sea views. The upper floor comprises two bedrooms, with the master bedroom boasting spectacular Swansea Bay views and fitted wardrobes. A well-equipped bathroom completes the layout.

Externally, residents benefit from beautifully maintained communal gardens and the added convenience of a private garage. This charming property presents an excellent opportunity for those seeking a coastal retreat or an investment in a prime location.

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## FULL DESCRIPTION

### Entrance Hall



### Kitchen

12' x 8' (3.66m x 2.44m)

### Reception / Dining Room

20'2 x 14'10 (6.15m x 4.52m)

### Stairs To First Floor

### Landing

### Bedroom 1

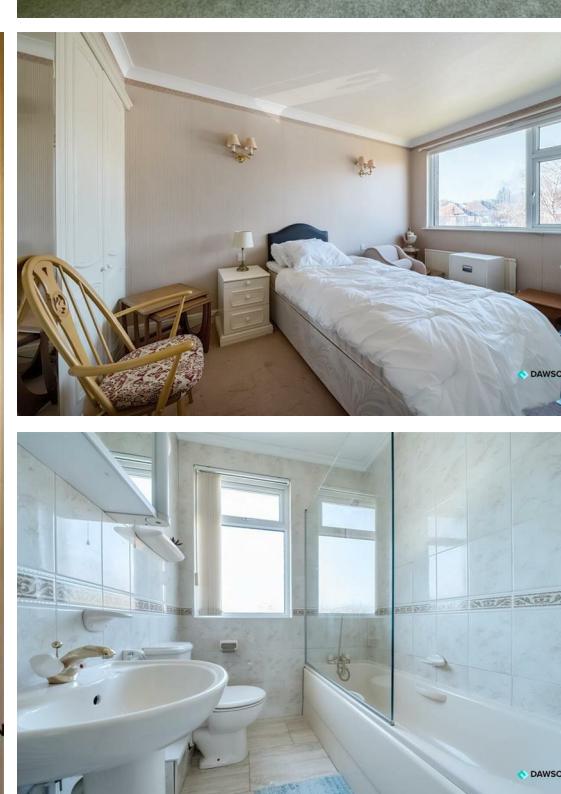
14'8 x 14'5 (4.47m x 4.39m)

### Bedroom 2

16'2 x 8'4 (4.93m x 2.54m)

### Bathroom

### Garage



### Tenure

Leasehold

Annual service charge: £1,500.00.  
9996 year lease from 14/05/1968 to  
29/09/2965, 941 years remaining

### Council Tax Band

E

### Services

Mains gas, electric, water & drainage.  
The current broadband provider is BT.  
Please refer to Ofcom checker for further  
information.

Current owners are not aware of any  
issues or restrictions for mobile phone  
coverage. Please refer to Ofcom checker  
for further information.

