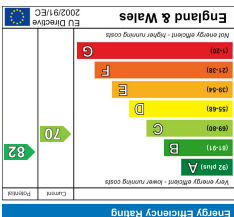


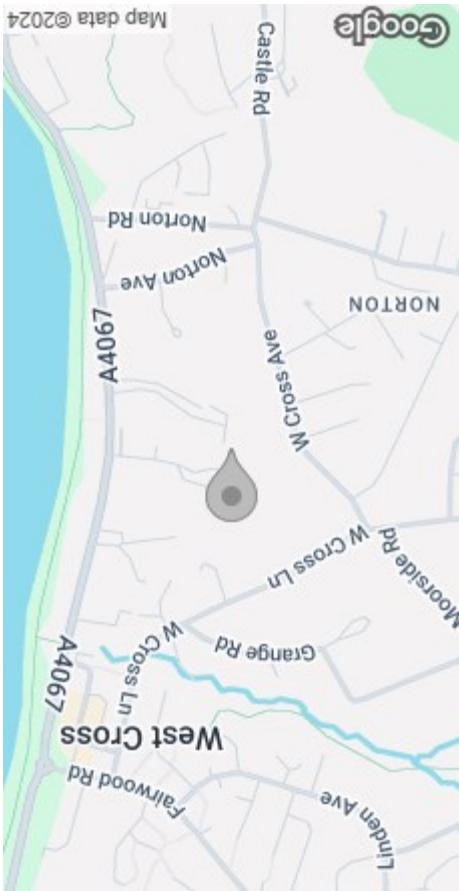
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Made with Keyplan ©2023



EPC



AREA MAP



FLOOR PLAN



8 Palmyra Court
West Cross, Swansea, SA3 5TJ
Asking Price £410,000

3 Bedrooms
2 Bathrooms
2 Living Areas
C

GENERAL INFORMATION

We are delighted to offer for sale this charming end terrace property situated on a quiet cul-de-sac in the highly desirable area of Norton. Just a short stroll from the bustling seaside village of Mumbles, with its vast array of boutique stores, wine bars and restaurants. The property itself comprises: hallway, cloakroom, kitchen, lounge/diner and conservatory. To the first floor is a family bathroom and three bedrooms, with the master benefitting from en-suite shower room. Externally the property benefits from low maintenance gardens to front and rear, as well as a garage providing off road parking. EPC - C. Freehold. Council Tax Band - E.

FULL DESCRIPTION

- Entrance**
Enter via front door into:
- Hallway**
15'5 x 5'9 (4.70m x 1.75m)
Stairs to first floor. Built in storage cupboard. Radiator. Tiled flooring. Rooms off.
- Cloakroom**
Two piece suite comprising low level W.C and wash hand basin. Tiled flooring.
- Lounge/Diner**
16'6 x 13'0 + 10'1 x 9'1 (5.03m x 3.96m + 3.07m x 2.77m)
Double glazed window to side providing an abundance of natural light, creating a bright and airy feel. A feature fireplace with decorative surround is a charming focal point and adds character to the room. Radiators. Double glazed French doors through to:
- Conservatory**
12'1 x 10'0 (3.68m x 3.05m)
Fully double glazed. Patio doors connect the garden and interior seamlessly. Tiled flooring.



Kitchen
10'2 x 8'11 (3.10m x 2.72m)
Double glazed window to front. Fitted with a range of wall and base units with complementary work surfaces over, incorporating Belfast sink with mixer tap. Integrated appliances include fridge, freezer and four ring electric hob with oven below. Radiator. Part tiled walls and tiled flooring.

First Floor
Landing
11'7 x 9'0 (3.53m x 2.74m)
Stairs to second floor. Built in storage cupboard. Rooms off.

Bedroom One
16'6 x 12'7 (5.03m x 3.84m)
Two double glazed windows to rear. Radiator. Door to:

En-suite
7'2 x 6'7 (2.18m x 2.01m)
Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure.

Bedroom Two
13'10 x 7'1 to wardrobe (4.22m x 2.16m to wardrobe)
Double glazed window to front. Built in storage cupboards. Wood effect flooring.

Bathroom
8'11 x 6'9 (2.72m x 2.06m)
Double glazed frosted window to front. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over. Part tiled walls. Wood effect flooring.

Bedroom Three
16'5 x 14'10 (5.00m x 4.52m)
Double glazed window to side along with Velux windows to the front and rear. Radiator.

External
To the front of the property is a low maintenance patio terrace bordered with mature shrubs and trees. To the rear is a paved courtyard ideal for entertaining or enjoying a spot of al fresco dining. Fully enclosed to all sides, enjoying an excellent degree of privacy. Also benefitting from a garage to the side.

