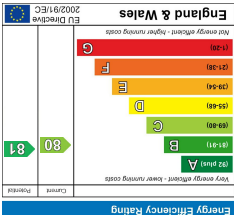
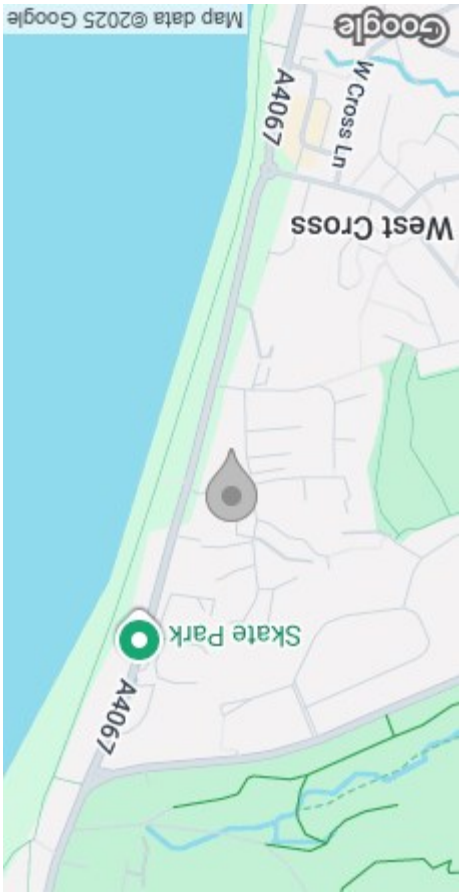


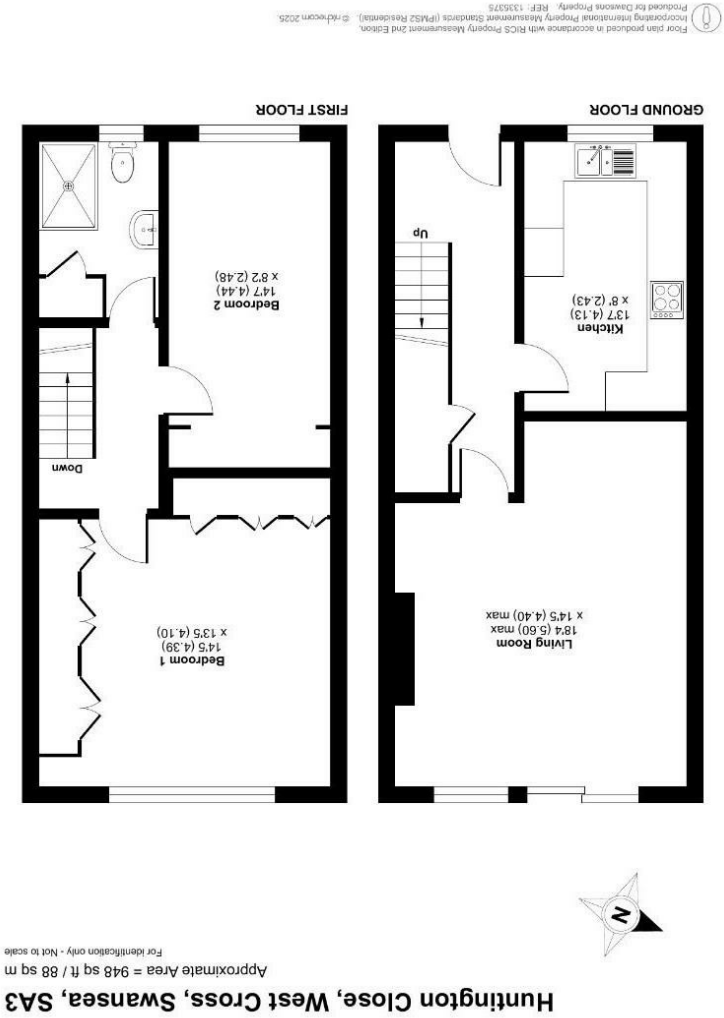
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



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 shower room 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.

FULL DESCRIPTION

Entrance Hall

Kitchen
13'7 x 8' (4.14m x 2.44m)

Living Room
18'4 max x 14'5 max (5.59m max x 4.39m max)

Stairs To First Floor

Landing

Bedroom 1
14'5 x 13'5 (4.39m x 4.09m)

Bedroom 2
14'7 x 8'2 (4.45m x 2.49m)

Bathroom



Parking

Parking is available at the property via a parking lot and garage to the rear of the property.

Tenure

Leasehold
Annual service charge: £1,500.00.
999 year lease from 29/09/1966 with 940 years remaining.

Council Tax Band

E

EPC - C

Services

Mains gas, electric, water and drainage. Water is billed.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

