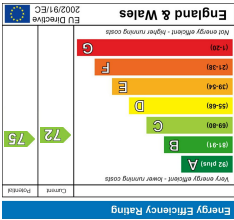
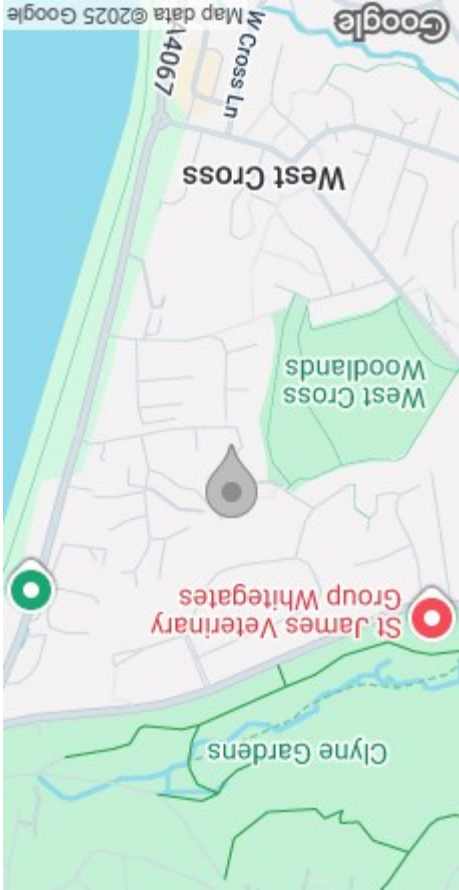


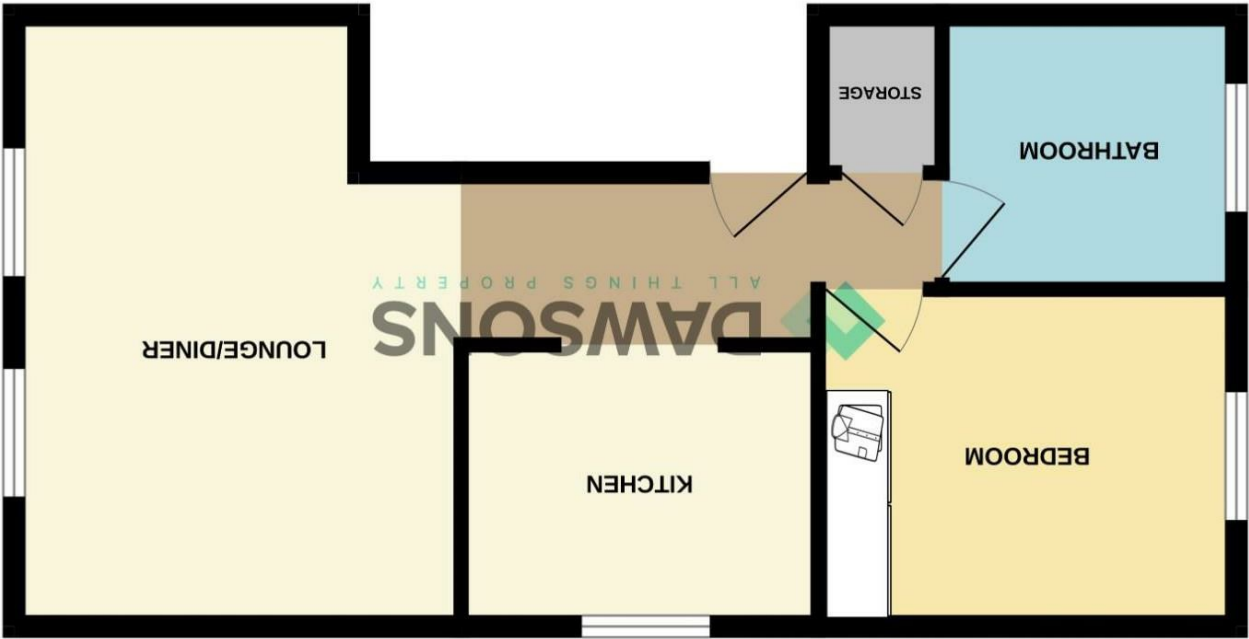
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



11 Llwynderw Drive  
West Cross, Swansea, SA3 5AP  
Offers Over £140,000





GENERAL INFORMATION

Discover this stylish, recently refurbished, one bedroom first floor apartment, thoughtfully designed to provide comfort and convenience. The property welcomes you with an inviting entrance hallway, leading to a bright and spacious open plan lounge and dining area. Adjacent to this, a well-appointed kitchen. The apartment features a generously sized double bedroom, complete with fitted wardrobes for ample storage, and a sleek bathroom designed for functionality and style. Additional perks include allocated parking at the rear for one vehicle, ensuring easy access and peace of mind. Nestled just off the scenic foreshore, the location offers the best of both worlds, tranquil coastal charm and excellent connectivity. There is also convenient footpath access to the nearby park, providing a perfect retreat for leisurely strolls and outdoor relaxation. Within easy reach, you'll find the vibrant Mumbles village with its array of shops, restaurants, and cafes, as well as the bustling Swansea City Centre, making this an ideal home for professionals or those seeking a coastal lifestyle.

EPC C

FULL DESCRIPTION

Entrance Hall

Lounge/Diner  
16'01 x 11'06 max (4.90m x 3.51m max)

Kitchen  
9'02 x 7'03 (2.79m x 2.21m)

Bedroom  
10'09 x 8'08 (3.28m x 2.64m)



Bathroom  
7'07 x 7'01 (2.31m x 2.16m)

Tenure  
Lease details:  
999 years from 29 September 1981 with 956 years remaining.  
Annual service charge of £1,148.78, divided in two half-yearly payments in March and September.

Council Tax Band  
D

Services  
Mains gas, electric, water & drainage. Broadband is available at the property. Please refer to Ofcom checker for further information.  
The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

Additional Information  
Please note the purchase will need to buy one-off share [cost = £1] in Llwynderw 1 Ltd

