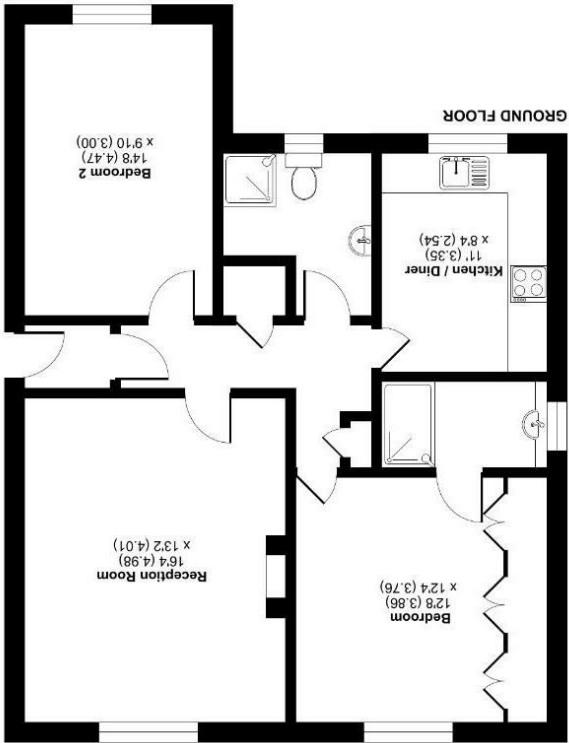


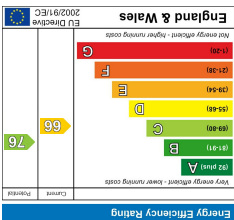
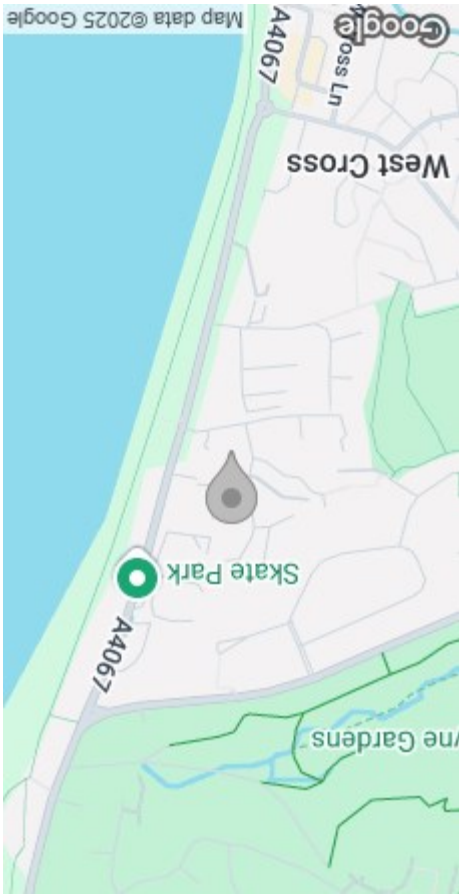
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating Dimensional Property Measurement Standards (IPMS2 Measurement).
Produced for Dawson's Property. REF: 1263360. © Dawson 2025.



Approximate Area = 816 sq ft / 75.8 sq m
For identification only - Not to scale

Folland Court, West Cross, Swansea, SA3



EPC

FLOOR PLAN

AREA MAP



DAWSONS

31 Folland Court
West Cross, Swansea, SA3 5BJ
Asking Price £250,000

2 2 1 D

DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Discover this well-presented two-bedroom first-floor apartment, ideally located within a purpose-built complex in the sought-after area of West Cross. Enjoy sea views over Swansea Bay while benefiting from a convenient location just a short walk from the scenic seafront, with easy access to Swansea City Centre and the charming Mumbles Village.

This apartment offers a spacious lounge and dining area, a fitted kitchen, and a modern bathroom. The principal bedroom boasts an en-suite shower room, while both bedrooms provide comfortable living space. Additional features include double glazing, electric heating, and an allocated parking space.

Perfect for first-time buyers, downsizers, or as an investment opportunity, this property combines coastal charm with modern convenience.

EPC - D

FULL DESCRIPTION

Entrance Porch

Hallway

Reception Room

16'4 x 13'2 (4.98m x 4.01m)

Kitchen / Diner

11' x 8'4 (3.35m x 2.54m)

Bedroom 1

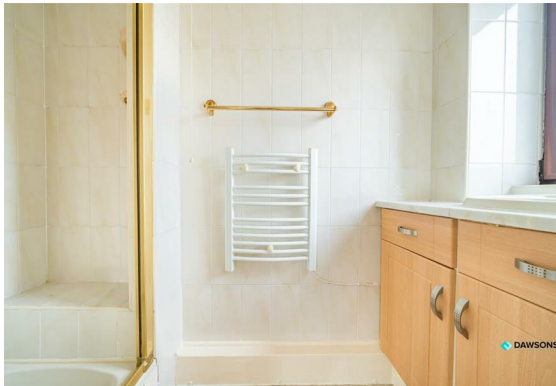
12'8 x 12'4 (3.86m x 3.76m)

Ensuite

Bedroom 2

14'8 x 9'10 (4.47m x 3.00m)

Bathroom



Tenure

Leasehold
31/12/1988 to 31/12/2987
999 year lease with 963 years remaining.
Ground rent £5.00 per annum.
Service charge £1222.16 per annum.

Council Tax Band

E

Services

Mains electric, water & drainage.
Broadband is available at the property.
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.

