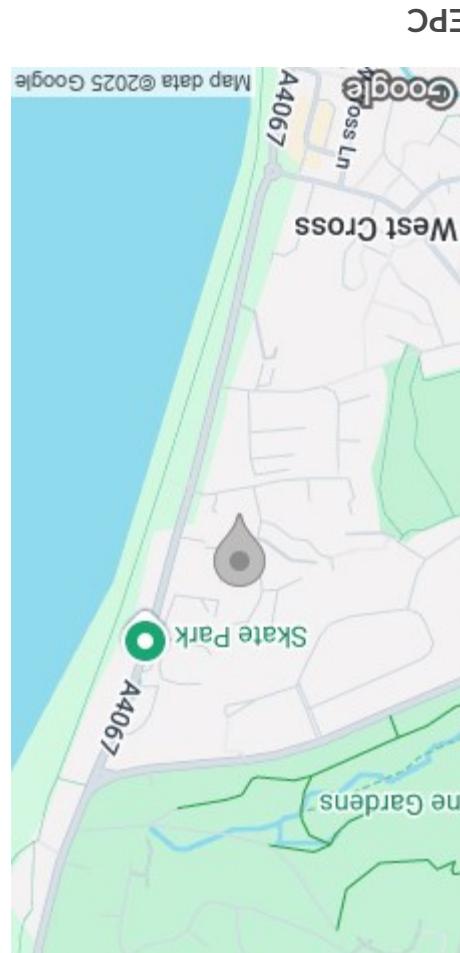


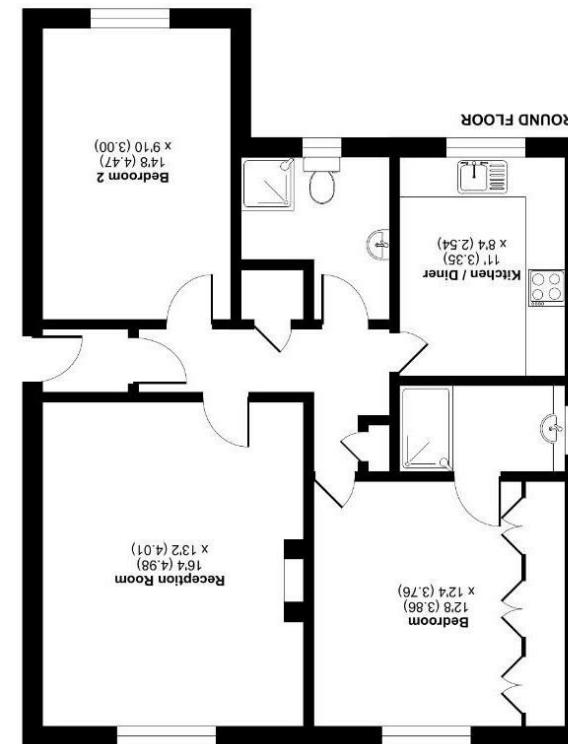
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement Standards (Measures and Elevation) (1st edition 2012).

EPR



AREA MAP



Folland Court, West Cross, Swansea, SA3

FLOOR PLAN



DAWSONS

## 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

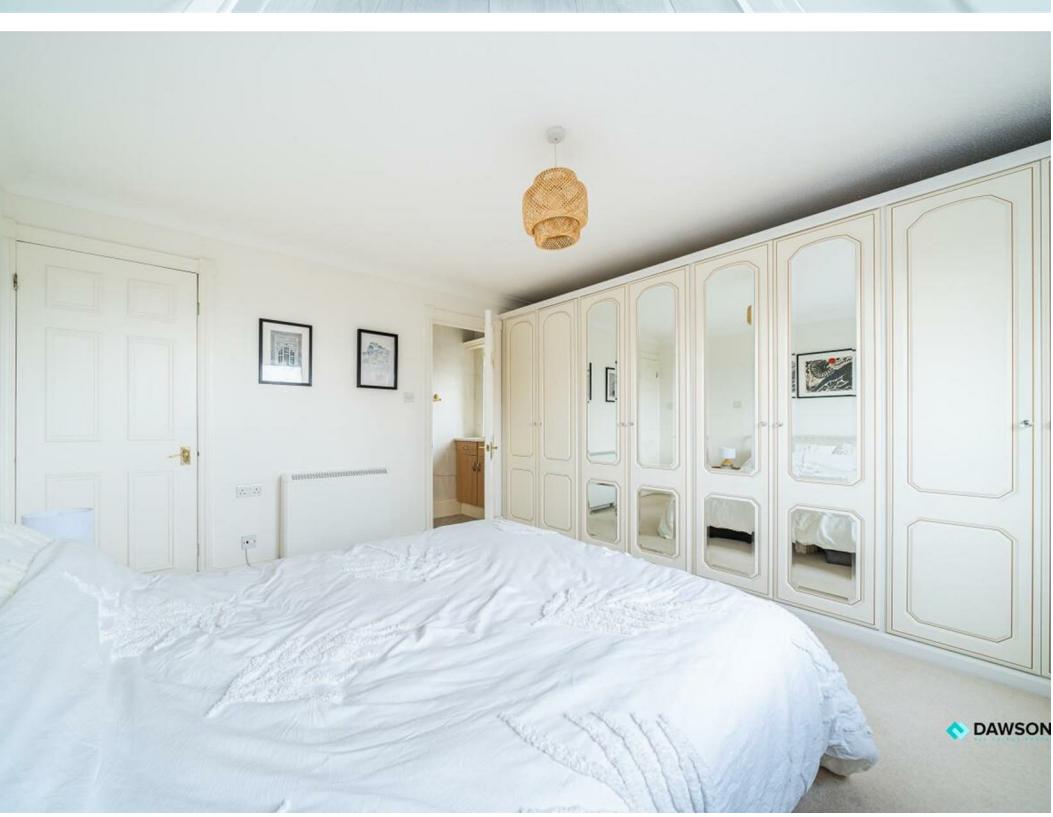
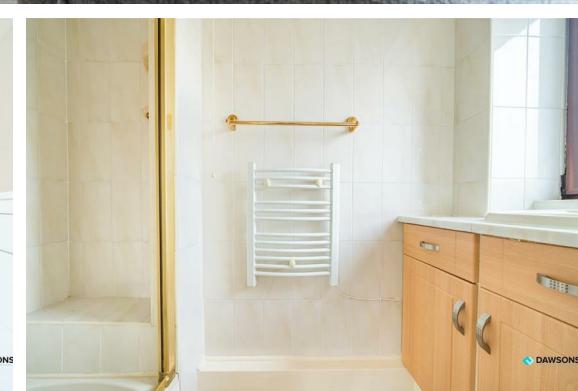
12'8 x 12'4 (3.86m x 3.76m)

### 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.