



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 floor plan, the purchaser is advised to verify the accuracy of the floor plan by inspection. The floor plan is provided for information only and should not be used as a guarantee of accuracy. The purchaser is advised to check the floor plan against the actual property and to check the actual property against the floor plan. The floor plan is provided for information only and should not be used as a guarantee of accuracy.

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



62 Alder Way
 West Cross, Swansea, SA3 5PF
Asking Price £155,000

GENERAL INFORMATION

A fantastic opportunity to acquire a first-floor apartment with views of Swansea Bay from both bedrooms and the rare advantage of a private garage. Located in a popular part of West Cross, the property is within easy reach of Mumbles village, with its boutique shops, cafés, restaurants and the seafront promenade, as well as local schools, convenience stores and bus links into Swansea.

Inside, the accommodation includes a hallway, lounge, fitted kitchen, bathroom and two well-proportioned bedrooms that make the most of the coastal outlook.

Externally, residents also enjoy a communal seating area, perfect for relaxing outdoors and taking in the sea air.

Ideal for first-time buyers, downsizers or investors, this flat combines practical living with sea views and secure parking in a sought-after coastal location.



FULL DESCRIPTION

Entrance Hall

Living Room

15'1 x 13'2 (4.60m x 4.01m)

Kitchen

9'8 x 8'9 (2.95m x 2.67m)

Bedroom 1

15'1 x 9'5 (4.60m x 2.87m)

Bedroom 2

11'6 x 7'4 (3.51m x 2.24m)

Bathroom



Parking

The property benefits from garage parking

Tenure

Leasehold
125 Year Lease with 88 years remaining.
Annual Service Charge: £173.00

Council Tax Band

B

EPC - C

Services

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

Additional Information

Please note this property is ex local authority.

