



Coed Lan, Three Crosses, Swansea, SA4 3QE
£89,950

Located on the outskirts of Gower and its beautiful beaches in the ever popular village of Three Crosses, coming to market with no onward chain. We are delighted to offer for sale this spacious two bedroom first floor flat close to the local amenities and school of the village. With accommodation comprising of: Entrance Hallway, Bathroom, Two Double Bedrooms, Kitchen Diner and Living Room. Externally to the rear there is a communal garden. A viewing is highly recommended to appreciate the space that this property has to offer.

£89,950



First Floor Flat

Entrance Hallway

Entrance door, skimmed ceiling with spotlights and coving, loft access, laminate flooring, radiator, access to 2 storage cupboards, door to bathroom, door to bedrooms one and two, leads too:

Kitchen Diner 3.76 m x 3.78 m (12'4" mx 12'5" m)

UPVC double glaze window to rear, skimmed

ceiling spotlights and coving, laminate flooring, radiator, fitted with a range of matching wall and base units along with complimentary work surfaces, integrated fan oven for ring gas hob with extractor fan above, plumbed for washing machine, space for fridge freezer, tiled splash back, Combi boiler on wall.

Living Room 3.68 m x 3.23 m (12'1" mx 10'7" m)

UPVC double glazed window to front, skimmed ceiling with coving, laminate flooring, radiator.

Bedroom 1 4.17 m x 2.61 m (13'8" mx 8'7" m)

UPVC double glazed window to front, laminate flooring, radiator.

Bedroom 2 4.13 m x 1.69 m (13'7" mx 5'7" m)

UPVC double glazed window to front, skimmed ceiling and coving, radiator, laminate flooring.

Bathroom

UPVC double glazed obscured window to rear, skimmed ceiling with spotlights and coving, tiled walls, towel dryer radiator, WC pedestal wash handbasin, tiled exterior bath with shower over head.

Exterior

Communal garden to rear.

DIRECTIONS

TENURE: Leasehold
Term: 125 years from 1992. Ground rent: £10 per annum. Service Charge: £466.14 per annum

COUNCIL TAX: A

EPC To be confirmed

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 298 014

