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Nearby Swansea Bay

**33 FOLLAND COURT, WEST CROSS, SWANSEA,
ASKING PRICE £175,000**



A top floor apartment in this popular development just off Llwnderw offering panoramic sea views across Swansea and Mumbles Bays. The property is ideally situated for walks along the promenade, within close proximity to the local amenities West Cross has to offer and a short drive/stroll to the seaside village of Mumbles. The property comprises: Two double bedrooms, one ensuite, kitchen, bathroom, and lounge/diner. Fully double-glazed and enjoys electric heating. Allocated parking space plus ample visitors parking. Viewing recommended. NO CHAIN.

Entrance

Enter via front door into inner hallway with further door into:

Hallway

Electric radiator. Loft access. Coved and textured ceiling. Door to airing cupboard housing hot water tank. Door to further storage cupboard. Doors off to:

Lounge/Diner 16'1 x 13'5 (4.90m x 4.09m)

Double glazed box bay window to front with views over Swansea and Mumbles Bays. Electric radiators. Fireplace with marble effect mantle, surround, back and hearth with inset coal effect electric fire. Coved and textured ceiling. Wall and center ceiling lights.

Bedroom One 12'9 x 12'4 (3.89m x 3.76m)

Double glazed window to front with sea views. Electric radiator. Coved and textured ceiling. Door to:

Ensuite

Double glazed window to side. Comprises, walk in shower cubicle with electric shower and wash hand basin set in vanity cupboard with storage below.

Kitchen 11'9 x 8'5 (3.58m x 2.57m)

Double glazed window to rear. Fitted with wall, base and drawer units with work surfaces over incorporating sink and drainer with mixer tap. Inset electric hob with extractor hood over and oven/grill



under. Tiled splash back. Spaces for washing machine and dish washer. Integrated fridge. Electric radiator. Textured ceiling.

Bathroom

Double glazed window to rear. Fitted with panel bath with electric shower over, low level w.c. and wash hand basin fitted into vanity shelf with mirror over. Tiled walls. Coved and textured ceiling with spot light. Wall mounted fan heater.

Bedroom Two 14'6 x 9'9 (4.42m x 2.97m)

Double glazed window to rear. Electric radiator. Coved and textured ceiling.

DIRECTIONS

From our Mumbles Branch continue to the bottom of Newton Road and turn left at the roundabout. Continue along Mumbles Road to the next roundabout. Go straight on taking the second left into Llwnderw and then first right past the flats onto Heneage Drive. Turn right into car park.

TENURE: Leasehold

999 years from 1988. Ground Rent: £5 per annum. Service Charge: £950 per annum

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

