



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



4 WHITEGRO, WEST CROSS, SWANSEA, SA3 5NX
OFFERS IN THE REGION OF £100,000



Opportunity to purchase a two bedroom first floor flat in the popular and convenient location of West Cross. The property is ideally situated to take advantage of local amenities as well as being within close proximity of Mumbles village. The accommodation itself briefly comprises; entrance hallway, bathroom, kitchen, lounge and two bedrooms. Viewing highly recommended. No chain.

Entrance

Stairs up to front door, into:

Hallway

Double storage cupboard. Radiator. Doors to:

Bathroom

Double glazed frosted window to front. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over. Radiator. Part tiled walls. Wood effect flooring.

Kitchen 10'0 x 9'0 (3.05m x 2.74m)

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer with mixer tap. Matching breakfast bar area with space for seating below. Tiled splash back. Integrated appliances include oven with four ring induction hob over and extractor hood above. Spaces for washing machine and fridge/freezer. Wood effect flooring.

Lounge 13'0 x 11'0 (3.96m x 3.35m)

Double glazed window to side providing plenty of nature light, creating a bright and airy feel. Door to storage cupboard. Feature fireplace set on tiled hearth offering an attractive focal point. Radiator.

Bedroom One 15'0 x 9'0 (4.57m x 2.74m)

Double glazed window to side. Radiator.

Bedroom Two 11'0 x 8'0 (3.35m x 2.44m)

Double glazed window to side. Storage cupboard housing shelving. Radiator.

DIRECTIONS

From our Mumbles office continue up Newton Road turning right at the lights and take the lane behind Oystermouth Primary School. Turn left onto Castle Road and then second left onto Glen Road. Follow this road right to the top and turn right onto West Cross Lane. Take the first left onto Alderway and then 1st right on to WhiteGro continue to the end of the road and the property is located to the left of this.

TENURE: Leasehold

Service charge: £150 per annum INCLUDING BUILDING INSURANCE

COUNCIL TAX: B

EPC RATING: D

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

