



Flat 3 Cromwell Court, 35 The Promenade, Mount Pleasant, Swansea, SA1 6EN

VIEWING IS ESSENTIAL TO APPRECIATE THE PANORAMIC SEA VIEWS OF SWANSEA BAY. Dawsons have the pleasure in offering for sale this three storey maisonette with its own private access. The property itself comprises of three bedrooms, two reception rooms a kitchen, a bathroom and an attic room. Benefits include gas central heating, uPVC double glazing, off road parking. The property is situated within close distance to Swansea City Centre and universities. Ideal investment opportunity. Freehold.

Asking Price £124,950

ENTRANCE

Enter via uPVC double glazed door into:

COMMUNAL HALLWAY

Stairs to first floor, storage cupboard.

FIRST FLOOR LANDING

Stairs.

LOUNGE 4.51m x 3.57m (14'10" x 11'9")

UPVC double glazed bay window to front with views over Swansea Bay, laminate flooring, radiator.

KITCHEN 4.45m x 1.77m (14'7" x 5'10")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, wall mounted boiler, plumbed for washing machine, cooker point, splash back tiles, uPVC double glazed window to front with views over the Swansea Bay.

DINING ROOM 3.59m x 2.65m (11'9" x 8'8")

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

SECOND FLOOR LANDING

Access via pull down ladder to:

ATTIC

Boarded with electricity connected.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, part tiled walls, radiator, velux window.

BEDROOM 1 3.60m x 3.59m (11'10" x 11'9")

UPVC double glazed window to front with views over Swansea Bay, dado rail, laminate flooring, radiator.

BEDROOM 2 3.58m x 2.67m (11'9" x 8'9")

UPVC double glazed window to rear, radiator.

BEDROOM 3 2.42m x 1.71m (7'11" x 5'7")

Velux window, radiator.

EXTERNAL

FRONT

A wooden shed for the sole use of Flat 3.

REAR

Two allocated parking spaces.

DIRECTIONS

From our Swansea City showroom, proceed down Walter Road/Mansel Street, turning left just before the Police station onto Mount Pleasant hill. Take the third turning left onto Stanley Place, at the end of the road turn right onto The Promenade and the property can be found on your left hand side.

TENURE:

Leasehold - Share Of Freehold

Term:99 years from 1996. No ground rent or service charges payable.

The owner of each apartment owns a share of the freehold.

COUNCIL TAX:

C

EPC RATING:

C

VIEWING:

STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

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

