



1 Cromwell Court, 35 The Promenade, Mount Pleasant, Swansea, SA1 6EN
Asking Price £119,995

A well presented ground floor apartment situated close to the Trinity St Davids University and within walking distance of Swansea town centre. The accommodation comprises lounge/dining room, kitchen, two double bedrooms and a shower room. The property also benefits from off road parking to the rear and patio garden to the front. full uPVC double glazing and gas central heating. Ideal investment property or FTB home. Viewing highly recommended to appreciate the size and condition of the property. No onward chain, leasehold.

Asking Price £119,995



GROUND FLOOR ENTRANCE

Enter via uPVC double glazed front door into:

HALLWAY

KITCHEN 3.53m x 2.54m (11'7" x 8'4")

Fitted with a range of wall and base units with worktop over, sink unit with single drainer and mixer tap, built in electric cooker, hob and

chimney style cooker hood, space for washer/dryer and fridge/freezer, integrated dishwasher, uPVC double glazed window to rear, new wall mounted combination boiler (fitted December 2017), wood effect laminate flooring.

LOUNGE/DINING ROOM 5.48m x 4.31m into bay (18'0" x 14'2" into bay)

UPVC double glazed bay window to front, two radiators, television/internet point.

SHOWER ROOM

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, tiled flooring, radiator, uPVC double glazed window to front.

BEDROOM 1 4.54m x 3.57m into bay (14'11" x 11'9" into bay)

UPVC double glazed bay window to front with distant sea views, radiator.

BEDROOM 2 3.61m x 3.50m (11'10" x 11'6")

UPVC double glazed window to rear, radiator, internet point.

EXTERNAL

FRONT

An enclosed patio garden.

REAR

One allocated off road parking space.

TENURE: Leasehold

Term: 99 years from 1991. No ground rent or service charges payable.

COUNCIL TAX: C

EPC

D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 646060

