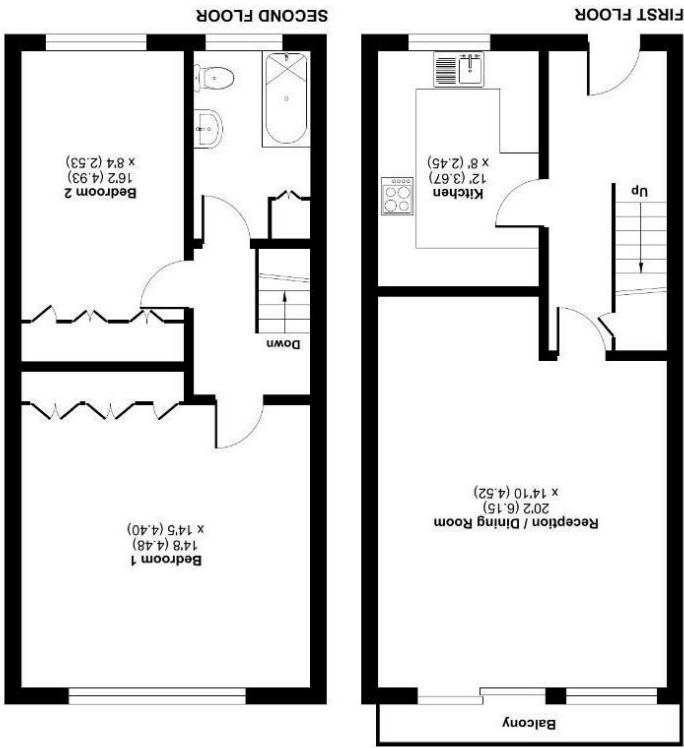


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

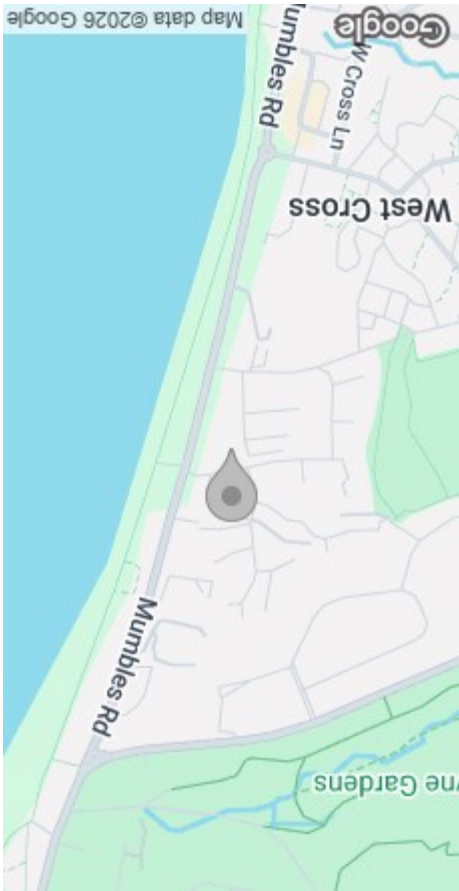
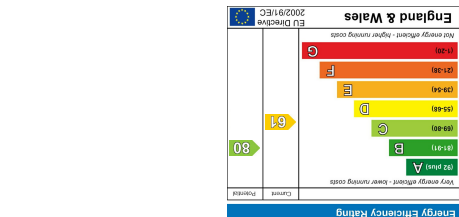
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Property Measurement Standards (IPMS) Measurements). © Dawsons 2025. Produced for Dawsons Property, REF: 1252119



Huntington Close, West Cross, Swansea, SA3

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



GENERAL INFORMATION

Enjoy breathtaking sea views over Swansea Bay from this delightful first-floor maisonette, perfectly positioned in the sought-after area of West Cross. Just a short distance from the vibrant village of Mumbles, with its array of boutique shops, bars, restaurants, and picturesque seafront promenade, this property offers an enviable coastal lifestyle.

Set over two floors, the maisonette features a welcoming entrance hall, a well-appointed fitted kitchen, and a spacious open-plan lounge/dining area that showcases stunning sea views. The upper floor comprises two bedrooms, with the master bedroom boasting spectacular Swansea Bay views and fitted wardrobes. A well-equipped bathroom completes the layout.

Externally, residents benefit from beautifully maintained communal gardens and the added convenience of a private garage. This charming property presents an excellent opportunity for those seeking a coastal retreat or an investment in a prime location.

EPC - D

FULL DESCRIPTION

Entrance Hall

Kitchen
12' x 8' (3.66m x 2.44m)

Reception / Dining Room
20'2 x 14'10 (6.15m x 4.52m)

Stairs To First Floor

Landing

Bedroom 1
14'8 x 14'5 (4.47m x 4.39m)

Bedroom 2
16'2 x 8'4 (4.93m x 2.54m)

Bathroom

Garage



Tenure
Leasehold
Annual service charge: £1,500.00.
999 year lease from 14/05/1968 to 29/09/2965, 941 years remaining
.

Council Tax Band
E

Services
Mains gas, electric, water & drainage.
The current broadband provider is BT.
Please refer to Ofcom checker for further information.
Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

