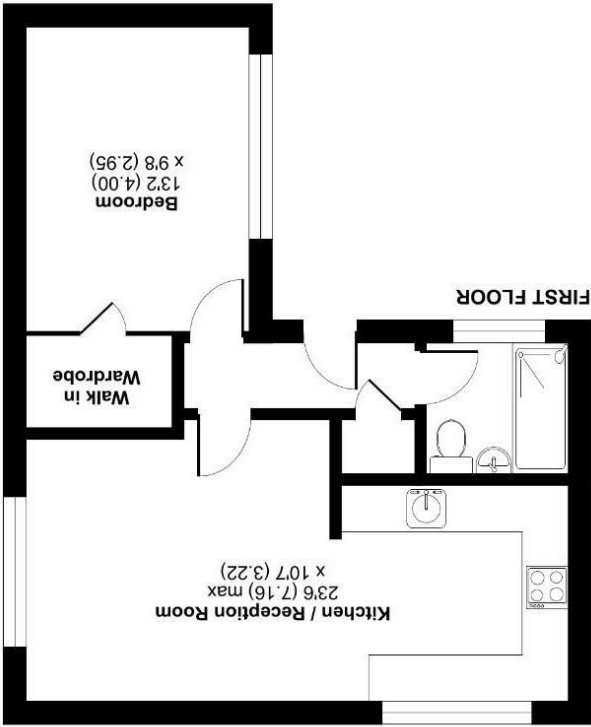


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Produced for Dawson's Property, REF: 1332948
Incorporating Dimensions Property Measurement Standards (IPMS2 Measurements) © Redroom 2025.
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

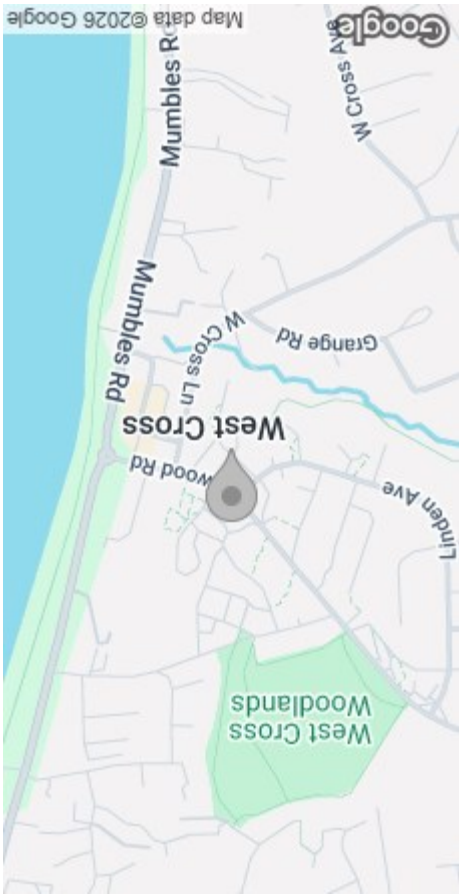


Ilston Way, West Cross, Swansea, SA3

Approximate Area = 496 sq ft / 46 sq m

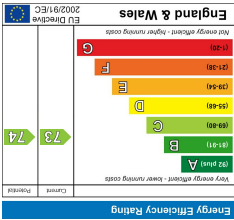
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC



28 Ilston Way

West Cross, Swansea, SA3 5LG

Asking Price £150,000



GENERAL INFORMATION

This beautifully renovated first-floor apartment with sea views across Swansea Bay and is ideally situated close to the popular village of Mumbles, renowned for its vibrant mix of independent shops, bars, restaurants, and its picturesque seafront promenade. Formerly a local authority property, the flat is accessed via stairs and opens into a hallway with all rooms leading off. The spacious open-plan layout includes a bright lounge, dining area, and a modern fitted kitchen, offering a comfortable and stylish living space. The flat also benefits from a boarded loft with ladder access, ideal for storage.

The apartment also features a double bedroom with fully fitted walk in wardrobe and a contemporary bathroom, all finished to a high standard following recent renovation. Externally, the property benefits from well-maintained communal gardens and the rare advantage of two allocated parking spaces. Completely modernised and move-in ready, this property represents an excellent opportunity for first-time buyers or investors seeking a low-maintenance home in a desirable coastal location.

FULL DESCRIPTION

Entrance Hall

Kitchen / Reception Room
23'6 max x 10'7 (7.16m max x 3.23m)

Bedroom
13'2 x 9'8 (4.01m x 2.95m)

Bathroom

Parking

We have been advised that there are 2 allocated parking spaces.

Tenure

Leasehold
125 year lease with 102 years remaining.
Annual Ground Rent: £10
Annual Service Charge: £112.53



Council Tax Band
B

EPC - C

Services

Mains gas, electric, water & drainage.
There is a water meter.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information

Please note this property is ex-local authority.