

24 Folland Court, West Cross, Swansea, SA3 5BJ



Discover coastal living at its finest in this bright first-floor apartment at Folland Court, West Cross.

Boasting two double bedrooms, a modern kitchen, and views of Swansea Bay, it's just a short stroll from the seafront promenade and Mumbles Village.

Offered with NO CHAIN, residents' parking, and a long lease of 962 years remaining, this home offers the perfect blend of convenience and seaside charm.



£249,995 SHARE OF FREEHOLD







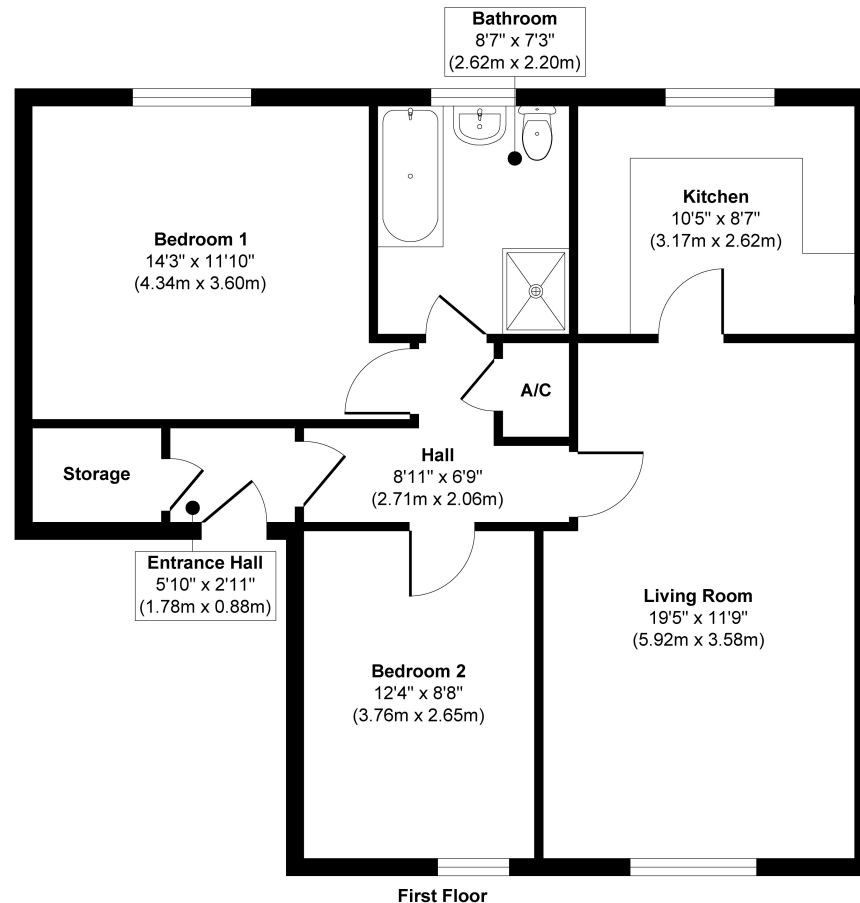
The property has a SHARE OF FREEHOLD
There are 962 years left on the lease. The service charge is £1,334 p.a. (paid £667 every six months) and the ground rent is £5p.a.

The property is connected to mains services and the heating is electric.

The council tax is Band E (£2,467p.a.)

The EPC rating is TBC

24 Folland Court, West Cross



Approx. Gross Internal Floor Area 749 sq. ft / 69.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Nestled in the popular Folland Court development in West Cross, this spacious first-floor apartment offers a bright and airy layout, accentuated by a fabulous outlook towards Swansea Bay.

Beautifully presented throughout, the home features two generously sized double bedrooms and a contemporary kitchen with pleasant leafy views over the surrounding area. Conveniently positioned only moments from the scenic seafront promenade, residents can enjoy a level stroll around the bay to the vibrant amenities of Mumbles Village.

Folland Court benefits from off-street parking for residents, and the apartment itself holds a long 999-year lease, with approximately 962 years remaining—a wonderful opportunity to secure a delightful coastal retreat in one of Swansea's most sought-after locations.



Nestled in the coastal community of West Cross, Folland Court offers a perfect blend of suburban tranquility and excellent accessibility to Swansea's vibrant city life, stunning natural landscapes, and a wealth of amenities. This sought-after location is particularly appealing to families, professionals, and retirees seeking a lifestyle that balances convenience, outdoor appeal, and community spirit.

Local Shopping and Social Amenities

West Cross is ideally situated with a range of local amenities. The West Cross Shopping Centre provides a selection of everyday conveniences, including a supermarket, pharmacy, and cafes. A short drive to Mumbles opens up a world of boutique shops, award-winning restaurants, and charming pubs, while Swansea city centre offers a wider array of retail outlets, entertainment options, and cultural attractions, including the Grand Theatre and Marina.

For social and leisure activities, residents have access to nearby gyms, sports clubs, and community centres. The proximity to Mumbles Road ensures that everything you need is within easy reach, whether it's a leisurely coffee by the sea or an evening meal with friends.

Proximity to Employment Hubs

Llwynderw Drive is well-connected to key employment centres in Swansea and the surrounding areas:

Singleton Hospital – Located approximately 3 miles away (a 10-minute drive), ideal for healthcare professionals.

Swansea University – Singleton Campus is a short 10-minute drive, while the Bay Campus is just 20 minutes away.

Morrison Hospital – Situated 7 miles away, accessible in around 20 minutes via the A4216 and M4.

M4 Motorway Access – Less than 15 minutes' drive, providing excellent connectivity to Cardiff, Bridgend, and other major cities.

Outdoor Appeal

For outdoor enthusiasts, Llwynderw Drive is perfectly positioned. The Swansea Bay seafront promenade is within walking distance, offering picturesque walks, cycle paths, and direct access to the beach. The promenade stretches all the way to Mumbles and Swansea Marina, providing breathtaking views of the bay and the chance to enjoy water sports, paddleboarding, or simply soaking in the coastal ambiance.

The Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, is just minutes away. Residents can explore world-famous beaches such as Langland Bay, Caswell Bay, and Rhossili, as well as countryside trails perfect for hiking and picnics. Mumbles Pier and the vibrant Oystermouth village are also nearby, making this area a hub for coastal and outdoor living.

Catchment Areas and Schools

Llwynderw Drive is in the catchment area for highly regarded schools, making it a popular choice for families.

Primary Schools: Llwynderw Primary School and Mayals Primary School offer excellent education for younger children.

Secondary Schools: Bishopston Comprehensive School is highly rated and easily accessible.

Independent Schools: The area is also within reach of private education options, such as Ffynone House School and Oakleigh House School.

For higher education, Swansea University and University of Wales Trinity Saint David are close by, providing exceptional academic opportunities.

Living on Llwynderw Drive offers a unique lifestyle where coastal beauty meets urban convenience. From the vibrant village atmosphere of Mumbles to the serene beaches of the Gower Peninsula, and with excellent transport links and outstanding schools, it's no wonder this location is so highly sought after. Whether you're raising a family, advancing your career, or seeking a peaceful retreat by the sea, Llwynderw Drive truly has it all.





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

