



## 1 Coed Lan, Three Crosses, Swansea, SA4 3QE

**£100,000**

In the charming village of Three Crosses, Swansea, this ground floor flat offers an excellent opportunity for first-time buyers. With two bedrooms and a convenient shower room, this property is designed for comfortable living. Upon entering, you are welcomed by the hallway that leads to a cosy living room, and the kitchen/dining room. In a prime location, residents will benefit from easy access to local shops and a short drive to the City Centre, ensuring that all your daily needs are within reach. Additionally, the flat comes with the advantage of no onward chain, allowing for a smooth and straightforward purchasing process. Outside, a shared rear garden provides a lovely area for residents. This property is a fantastic choice for those seeking a comfortable and well-connected home in a desirable area. Don't miss the chance to make this charming flat your own.

## The Accommodation Comprises

### Ground Floor

#### Hall

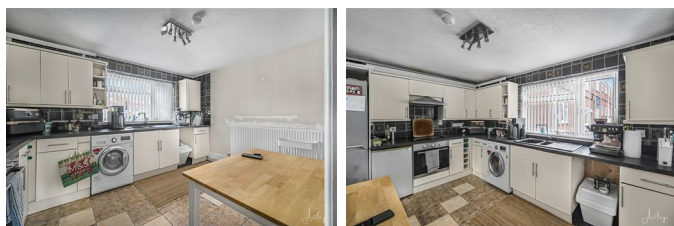
Entered via door to front, three storage cupboards, coving to ceiling, vinyl flooring, radiator.

#### Lounge 9'7" x 13'8" (2.93m x 4.16m)



Frosted double glazed window to rear, coving to ceiling, fitted carpet, two radiators, double glazed double door leading to garden.

#### Kitchen/Dining Room 12'7" x 9'3" (3.84m x 2.82m)



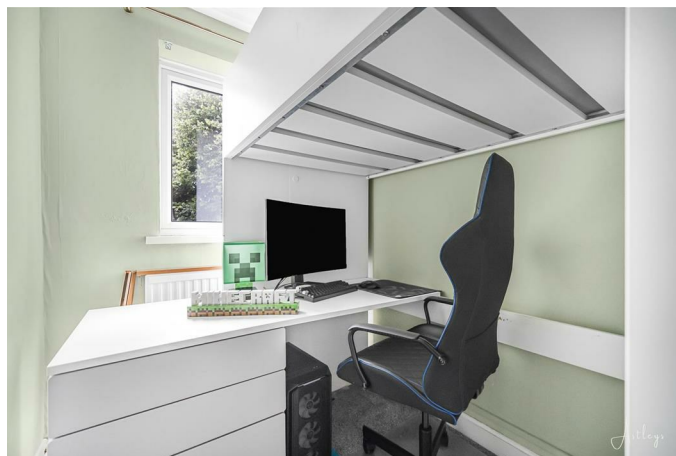
Fitted with a matching range of wall and base units, 1+1/2 bowl sink unit, space for fridge/freezer and washing machine, built-in electric cooker and four ring electric hob. Double glazed window to side, cupboard containing wall mounted boiler, radiator.

#### Bedroom 1 8'7" x 13'8" (2.62m x 4.16m)



Double glazed window to side, storage cupboard, coving to ceiling, radiator.

#### Bedroom 2 5'8" x 13'8" (1.73m x 4.16m)



Double glazed window to side, radiator.

#### Shower Room

Fitted three piece suite comprising a shower cubicle, wash hand basin and WC. Storage cupboard, tiled walls, tiled flooring, heated towel rail, frosted double glazed window to side.

#### External

A small communal entrance hall provides access to the flat and a key-locked outhouse. To the rear, a private garden is accessible through double doors from the lounge.

#### Aerial Images



### Agents Note

Tenure Leasehold Lease Start Date May 1990 Lease End Date Mar 2115

Lease Term 125 years from 25 March 1990

Lease Term Remaining 89 years

Ground Rent and Service Charge £460.00 a year

Council Tax Band - A

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 5 Mbps, Superfast 160 Mbps

Satellite / Fibre TV Availability - BT, Sky

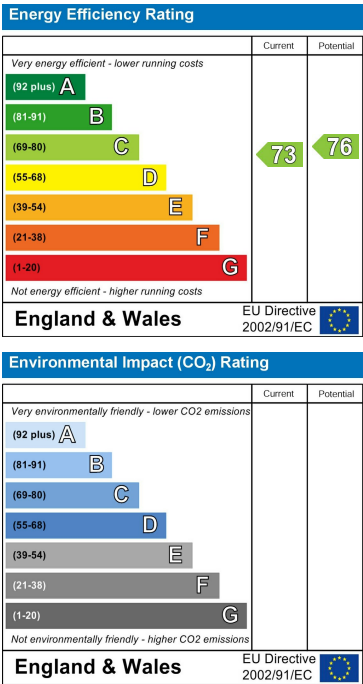
Floor Plan



Area Map



Energy Efficiency Graph



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