



15 Kenilworth Place, West Cross, Swansea, SA3 5JN

Offers Over £125,000

This well-presented ground floor apartment offers the perfect balance of coastal living and everyday convenience. Situated in West Cross, a sought-after area just outside Mumbles, with easy access to the seafront promenade, the village's boutique shops, cafés, restaurants, and Marks & Spencer. Swansea city centre is also within easy reach, while West Cross itself provides a range of local shops, highly regarded primary schools, and services.

Spanning 659 sq ft, the apartment is thoughtfully laid out, with a welcoming hallway leading to the living room and a practical kitchen with ample storage and workspace. Both bedrooms are generously sized, offering flexibility for use as guest rooms, a home office, or family accommodation.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With a door to storage area. Doors to bedrooms. Door to lounge. Door to bathroom. Radiator.

Bathroom 9'4" x 5'0" (2.859 x 1.546)



You have a frosted double glazed window to the front. Door to airing cupboard. Suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Radiator.

Lounge 12'6" x 12'10" (3.812 x 3.932)



You have a set of double glazed windows to the rear. Radiator. Feature fireplace. Opening to the kitchen.

Lounge

Kitchen 9'5" x 9'7" (2.887 x 2.940)



With a set of double glazed windows to the rear. Radiator. Tiled floor. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four-ring induction hob with extractor hood over. Oven and grill under. Integral washing machine. Integral fridge and integral freezer.

Kitchen



Bedroom One 13'6" x 9'9" (4.117 x 2.972)



You have a set of double glazed windows to the front. Radiator.

Bedroom One

Bedroom Two 12'7" x 9'6" (3.858 x 2.907)



You have a set of double glazed windows to the side.

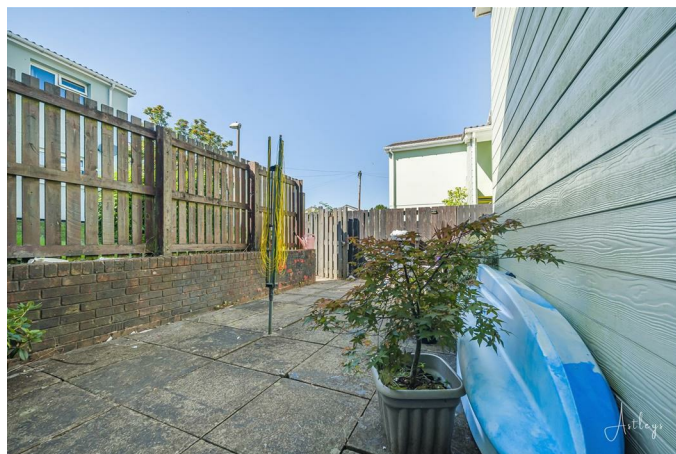
Bedroom Two

External



You have a communal patio seating area with room tables and chairs.

External



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - B

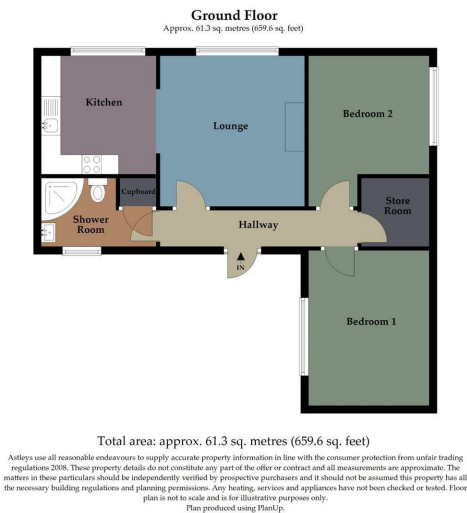
Tenure

Leasehold. 125 years from June 1980 - 79 years remaining.

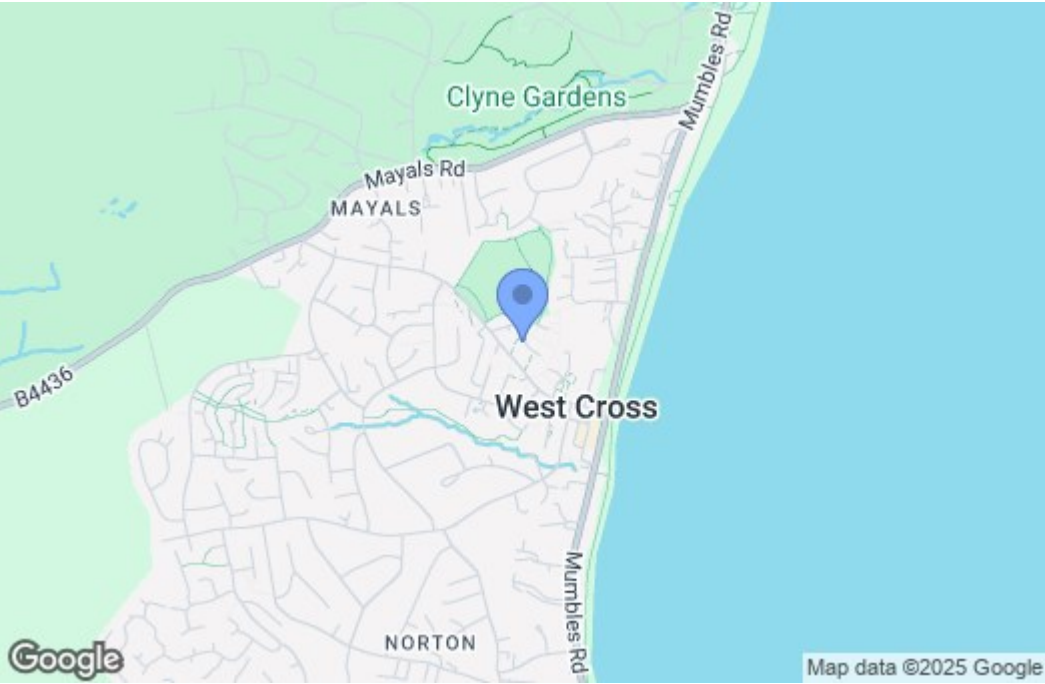
Annual Ground Rent - £10 P/A

Annual Service Charge - £200

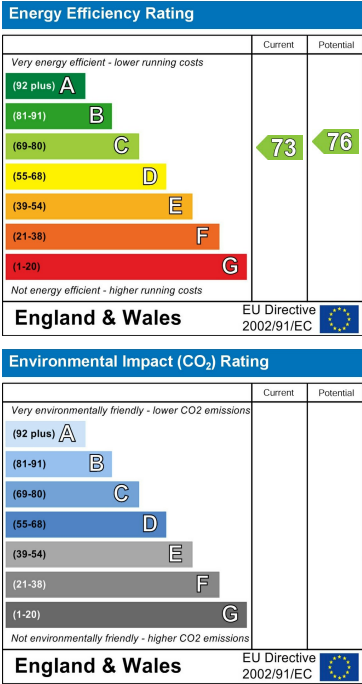
Floor Plan



Area Map



Energy Efficiency Graph



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