

32 Chestnut Avenue,
West Cross, Swansea,
SA3 5NL



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£135,000



Embrace coastal living with this one bedroom first floor apartment. Property offers captivating views over Swansea Bay from the rear kitchen window.

Spaciously proportioned at approximately 1,023 sq. ft., the interior combines comfort and practicality with light-filled living areas and well-designed spaces. A private garage provides convenient parking and additional storage. A rare find in such a sought-after location.

Perfectly positioned close to the vibrant cafés, independent shops, and everyday amenities of West Cross Lane, the property is also within easy walking distance of the ever-popular Mumbles. Excellent transport links offer easy access to Swansea city centre and beyond.

An excellent opportunity for first-time buyers or investors alike, this appealing coastal residence is offered with no onward chain and ready for you to move in and make it your own.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With a door to storage room. Door to bedroom. Door to lounge. Door to kitchen. Door to bathroom. Radiator.

Storage Room

You have a double glazed window to the side. Room is currently housing the boiler and the electric meter.

Bedroom

9'11" x 13'5"

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

Lounge

13'6" x 10'8"

You have a set of double glazed windows to the front. Wall mounted electric fire. Radiator.

Lounge

Kitchen

9'4" x 8'8"

You have a set of double glazed windows to the rear offering sea views of Swansea Bay and beyond. The kitchen with running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Oven and grill under. Integral fridge. Integral freezer. Door to storage cupboard. Radiator. Tiled floor.

Bathroom

5'7" x 6'10"

You have a frosted double glazed window to the rear. Bathroom suite comprising bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail.

External

Communal seating area which has ample room for tables and chairs. The property has one of the garages which offers parking inside.

Aerial Aspect

Aerial Aspect



Aerial Aspect**Rear Aspect****Services**

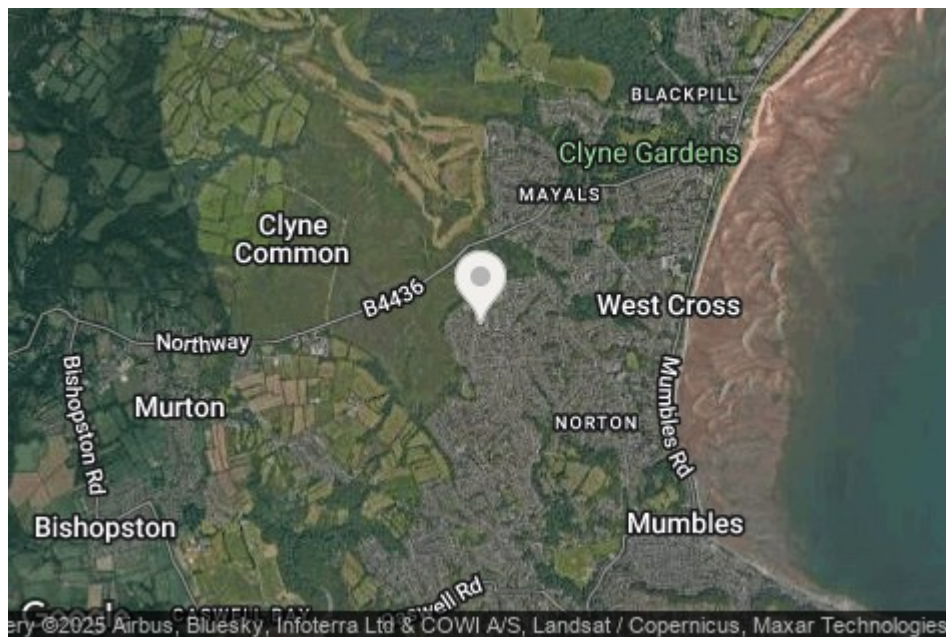
Mains electric. Mains Gas. Mains sewerage. Mains water.
Broadband type - ultrafast fibre. Mobile phone coverage
available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - B

Tenure

Leasehold (91 years left on lease)
£10 ground rent PA.
£285 Service Charge PA.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.6 sq. feet)

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Plan produced using PlanUp.