

20 Heath Court, Heath
Close, West Cross,
Swansea, SA3 5QF



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£170,000



Perfectly positioned just a short walk from the village of Mumbles and the seafront promenade, this top-floor apartment offers an enviable coastal lifestyle. Marks & Spencer, cafés, boutique shops, restaurants, and the scenic coastal path are all within walking distance, while the beaches of Langland and Caswell are within easy reach.

Well-presented throughout, the apartment features a comfortable bedroom, bathroom, and an open-plan kitchen/living area that opens directly onto a private balcony—an ideal spot to enjoy pleasant sea views and coastal air. Practical benefits include parking for one vehicle.

This property will appeal to downsizers seeking a low-maintenance home, investors looking for a strong long term rental opportunity, or buyers searching for a stylish second home in one of South Wales' most desirable coastal locations.



Entrance

Via communal entry to communal area. Stairs to front door, front door to hallway.

Hallway

With a door to the bedroom. Door to the kitchen/living area. Door to the bathroom. Door to boiler cupboard. Door to storage cupboard. Radiator.

Bedroom

10'10" x 13'9"

With a set of double glazed windows to the front offering sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.

Bedroom

View

Bathroom

6'3" x 6'6"

With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Tiled walls.

Bathroom

Kitchen/Living Room

19'1" x 19'6"

With a double glazed window to the rear. Two double glazed windows to the side. Double glazed sliding door to the front balcony. Two radiators. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring Neff gas hob. Extractor hood over. Integral Neff microwave. Integral Neff oven & grill. Integral fridge. Integral washing machine.

Kitchen/Living Room

Kitchen/Living Room

Kitchen/Living Room

Kitchen/Living Room

Kitchen/Living Room



Balcony

Balcony

View

External

You have allocated private parking for one vehicle and visitor parking.

Aerial Aspect

Aerial Aspect

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE & Three.

Council Tax Band

Council Tax Band - D

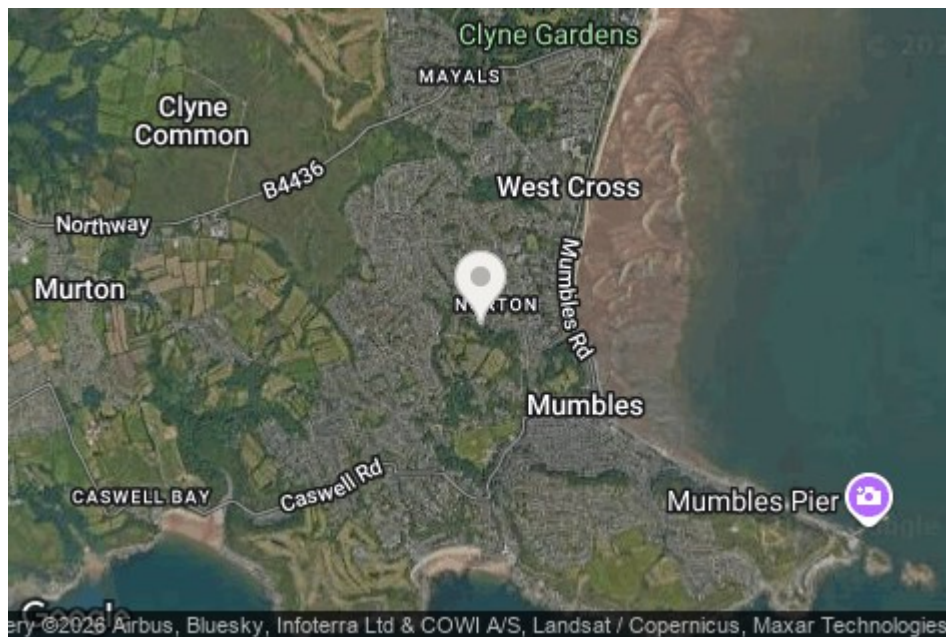
Tenure

Leasehold - 151 years left on the lease.

Agents Note

Suitable for investment purposes. No short term lets permitted. Minimum 6 month tenancy





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 60.9 sq. metres (655.1 sq. feet)

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Plan produced using PlanUp.