

16 Huntington Court, Huntington Close, West Cross, SA3 5AL

Two Bedrooms
Ground Floor WC
Beautiful Views

LEASEHOLD

936 sqft

OFFERS IN THE REGION OF

£345,000



Sea views from both floors, a terrace beside the lawns and the promenade just moments away.



A welcoming two-bedroom coastal home with the space and layout of a maisonette, a garage and a terrace leading straight into beautifully kept gardens. Set moments from the promenade in West Cross, it enjoys sea views from both floors and is offered with no onward chain.















Beautiful views across Swansea Bay, generous rooms and a sun terrace opening directly onto landscaped communal gardens make this two-bedroom maisonette a particularly appealing coastal home. Occupying the ground and first floors of this popular development, the property offers 936 sqft of accommodation, with residents' parking, a garage and the seafront just a short stroll away.

The principal living room is a lovely space, with parquet flooring and a broad expanse of glazing framing the gardens and sea beyond. There is ample room for both comfortable seating and a dining table, while glazed doors open onto the terrace, bringing the outlook into everyday life. Whether enjoying a quiet morning coffee or lunch outside, this is a setting that makes the most of its position beside the bay.

A separate kitchen is fitted with cream cabinetry and contrasting worktops, providing generous storage and preparation space. An entrance hall and a useful cloakroom complete the ground floor.

Upstairs, both bedrooms are doubles with built-in wardrobes. The principal bedroom is especially spacious and enjoys beautiful sea views, with the elevated outlook adding another dimension to the coastal setting. A modern shower room serves both bedrooms.

Outside, the terrace provides space for a table, chairs and pots, opening directly onto broad communal lawns bordered by established trees and planting. These beautifully maintained grounds create an attractive foreground to the sea views and a welcome sense of space around the prop-erty.

With its own entrance, accommodation arranged over two floors and an easy connection to the gardens, this is a home with much to offer. The property is leasehold and available with no onward chain.



Tenure:
LEASEHOLD
The lease has 900+ years to run and the service charge is £1,600p.a.

Services:
All mains services are connected to the property and the central heating is powered by a gas combi-boiler.

Council Tax:
Band E (£2,619 p.a.)

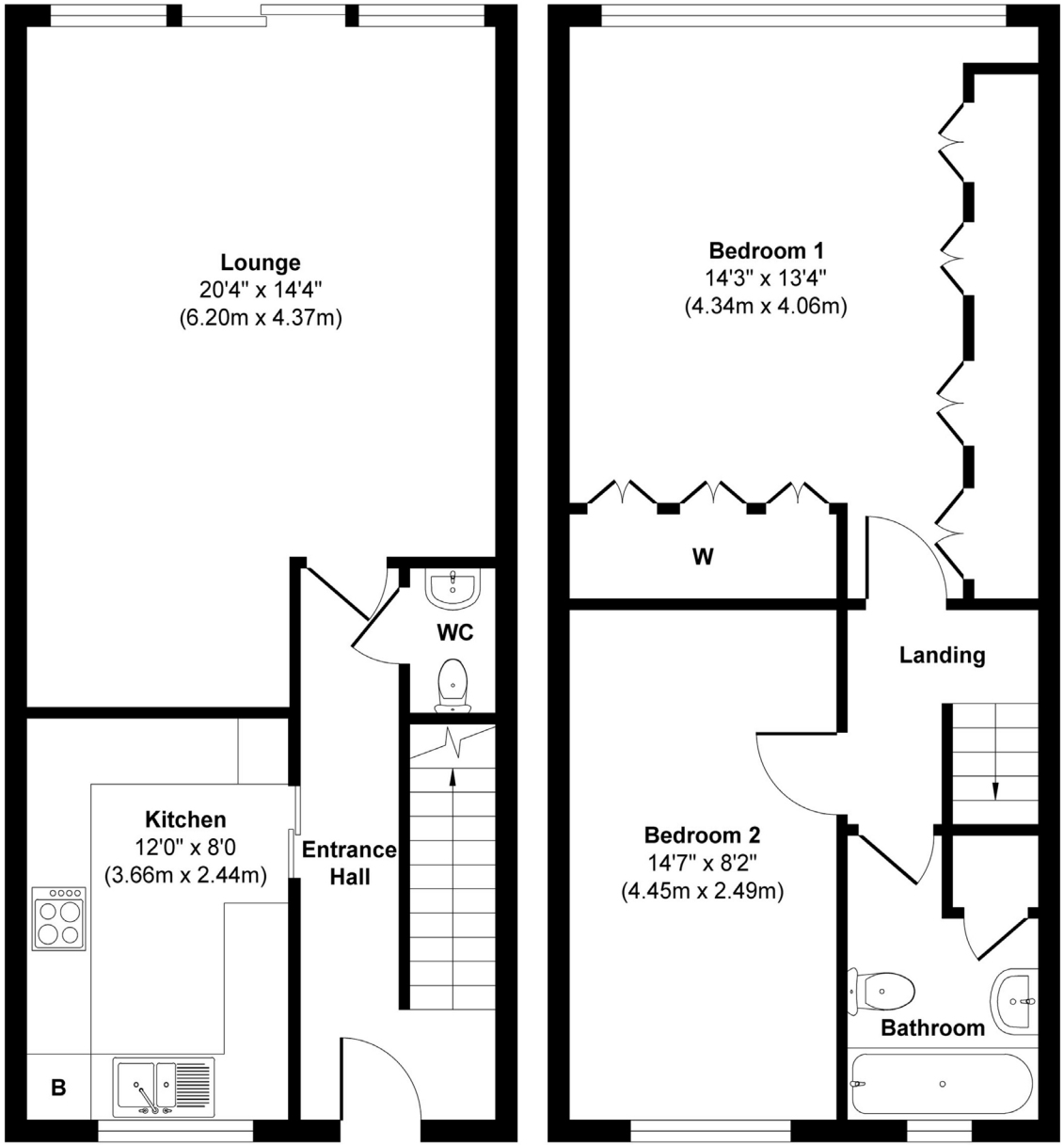
EPC:
C











Ground Floor
Approximate Floor Area
468 sq. ft
(43.52 sq. m)

First Floor
Approximate Floor Area
468 sq. ft
(43.52 sq. m)

Approx. Gross Internal Floor Area 936 sq. ft / 87.04 sq. m

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

Produced by Elements Property







The Location

Huntington Court enjoys a wonderfully convenient position beside Swansea Bay, where a walk along the waterfront can become part of the daily routine. The promenade provides a scenic route towards Mumbles in one direction and Swansea in the other, passing the attractive parkland of Clyne Gardens along the way. visitswanseabay.com

Mumbles village, approximately approximately 1 mile away, offers independent shops, cafés, restaurants and everyday shopping, with further amenities available locally in West Cross. The combination makes it easy to enjoy a quieter setting while remaining close to places to meet friends, eat out and shop.

Clyne Gardens, approximately half a mile away, offers woodland paths and beautiful seasonal planting. The wider area also provides opportunities for cycling, sailing and golf, while Langland and Caswell bays, approximately three and four miles away respectively, bring sandy beaches, surfing and coastal walks within easy reach. Beyond lies the Gower National Landscape, with its varied coastline and countryside.

For families, nearby schools include Grange Primary School in West Cross; the precise primary and secondary catchments should be confirmed with Swansea Council for this address.

Swansea city centre is approximately four miles away, providing shopping, leisure facilities and rail connections. Singleton Hospital and Swansea University's Singleton campus are approximately two miles away, while the M4 at Junction 47 is around eight miles by road, providing access towards Cardiff and the wider motorway network.









THE GREENROOM

ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com