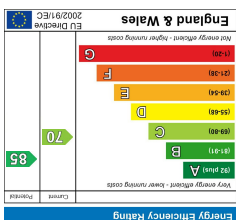


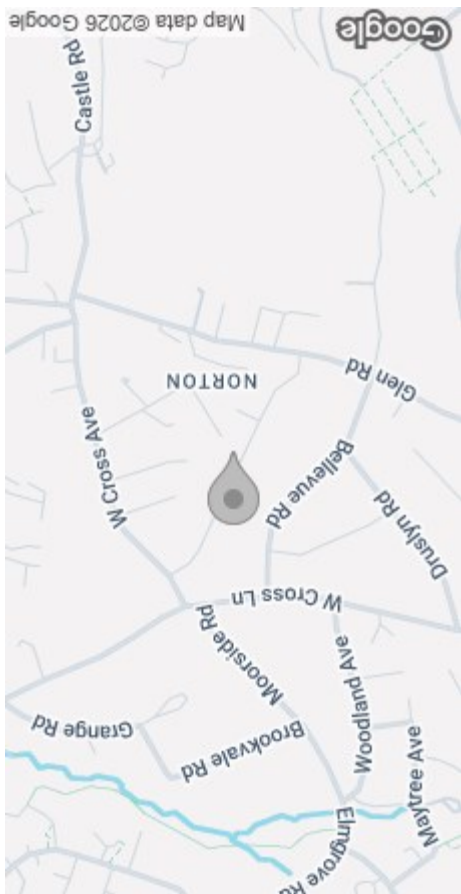
or warranty in respect of the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation

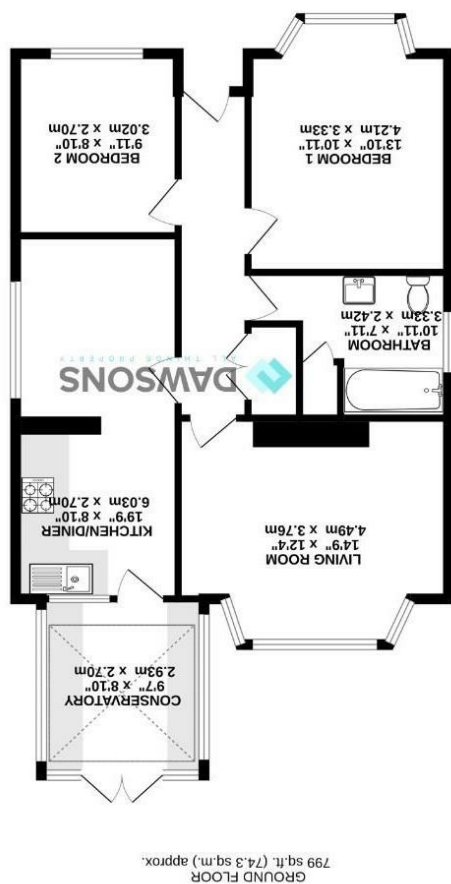
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.



EPC



AREA MAP



FLOOR PLAN



22 Riversdale Road
West Cross, Swansea, SA3 5PU
Offers Over £350,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

A well-proportioned two-bedroom bungalow situated in the highly sought-after area of West Cross, Swansea, offering comfortable living and excellent potential for a range of buyers.

The accommodation is arranged around a central hallway, providing access to all principal rooms. There is a generous living room with a bay window creates a bright and welcoming space, ideal for both relaxing and entertaining. To the rear, the kitchen/diner offers ample space for cooking and dining, with direct access to a conservatory overlooking the garden—perfect as an additional year-round living area.

The property features two well-sized bedrooms, including a spacious principal bedroom with a bay window, and a versatile second bedroom suitable for guests, a home office, or nursery. A family bathroom is fitted with a bath, wash hand basin, and WC.

Externally, the property benefits from an enclosed rear garden, accessed via the conservatory, offering excellent potential for landscaping and outdoor dining. A single garage is also located to the rear of the property, providing useful storage or off-road parking.

Conveniently located close to local schools, amenities, transport links, and the beautiful Swansea coastline, this property is ideal for first-time buyers, downsizers, or investors.

Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

Bedroom 1
13'10 x 10'11 (4.22m x 3.33m)

Bedroom 2
9'11 x 8'10 (3.02m x 2.69m)

Bathroom

Living Room
14'9 x 12'4 (4.50m x 3.76m)

Kitchen / Dining Room
19'9 x 8'10 (6.02m x 2.69m)

Conservatory
9'7 x 8'10 (2.92m x 2.69m)



Parking
Off road parking is available via the garage located at the rear of the property.

Garage

Tenure
Freehold

Council Tax Band
E

EPC - C

Services
Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

