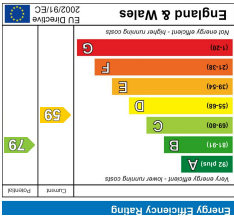
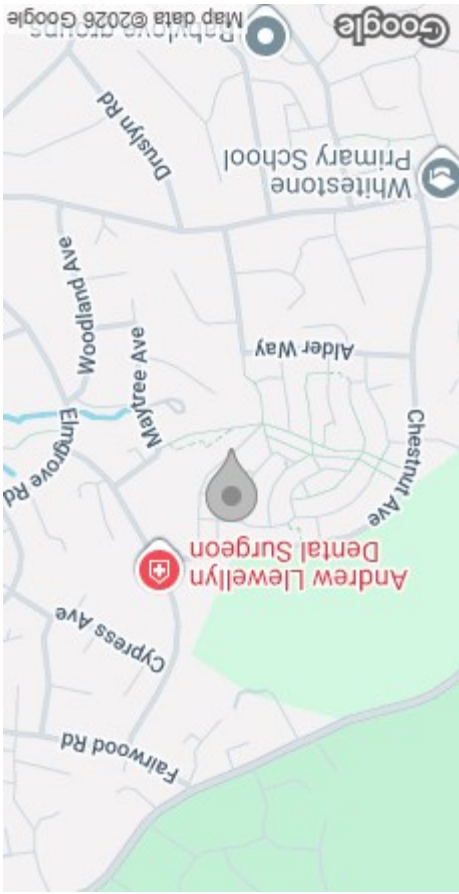


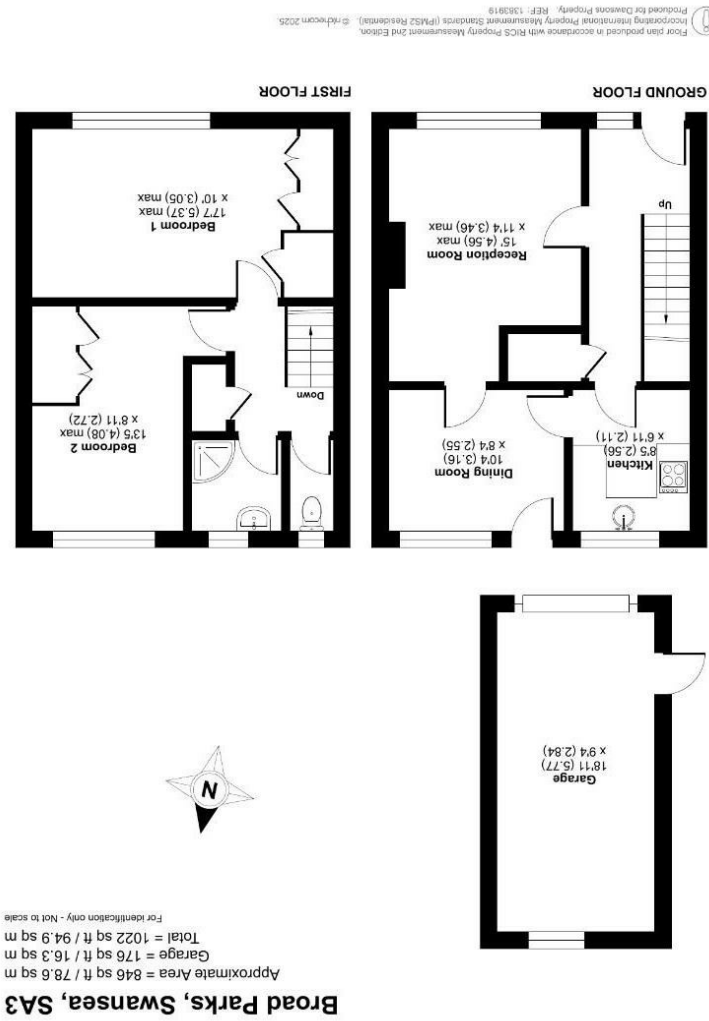
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

A mid-terrace home ideally positioned in the sought-after area of West Cross, just a short distance from the vibrant village of Mumbles. Enjoy the convenience of nearby independent shops, cafés, bars, and restaurants, along with the picturesque seafront promenade. The property is also perfectly placed for access to local beaches, cliff-top coastal paths, and a range of outdoor leisure opportunities.

The accommodation comprises a welcoming entrance hall leading to a light and comfortable reception room, a separate dining room, and a fitted kitchen. To the first floor are two bedrooms, along with a WC and a shower room.

Externally, the property benefits from a level front garden & tiered rear garden with steps leading up to the garage, providing useful storage or off-road parking.

This home offers an excellent opportunity for those seeking a coastal lifestyle within easy reach of Mumbles and the beautiful Gower coastline.

FULL DESCRIPTION

Entrance Hall

Kitchen
8'5 x 6'11 (2.57m x 2.11m)

Dining Room
10'4 x 8'4 (3.15m x 2.54m)

Reception Room
15' max x 11'4 max (4.57m max x 3.45m max)

Stairs To First Floor

Landing

Bedroom 1
17'7 max x 10' max (5.36m max x 3.05m max)



Bedroom 2
13'5 max x 8'11 (4.09m max x 2.72m)

WC

Shower Room

Parking
Parking is available at this property via a garage to the rear accessed via a lane.

Garage
18'11 x 9'4 (5.77m x 2.84m)

Tenure
Freehold

Council Tax Band
C

EPC - D

Services
Mains gas, electric, water and 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.

Additional Information
Please note this property is ex-local authority.

