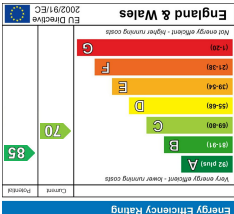




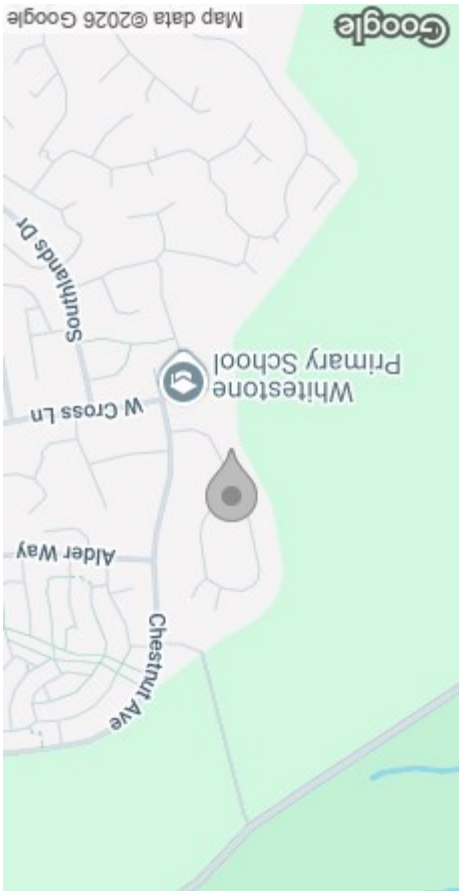
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EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



21 Westland Avenue
West Cross, Swansea, SA3 5NP
Asking Price £425,000



GENERAL INFORMATION

Situated in the popular area of West Cross, this detached three-bedroom bungalow offers spacious, single-level accommodation in a convenient residential location, with excellent potential for a range of buyers including families, retirees and those looking to downsize.

The accommodation briefly comprises an entrance hallway leading to a generous living room, a fitted kitchen/dining room providing ample space for everyday dining and entertaining, three well-proportioned bedrooms, and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a small front garden, a private driveway providing off-road parking, and an attached garage offering additional parking or useful storage space. To the rear is an enclosed garden featuring a patio seating area, ideal for outdoor dining and relaxing, together with a level lawn creating an attractive and low-maintenance outdoor space.

Located within easy reach of local amenities, transport links and the beautiful seafront at West Cross and nearby Mumbles, this delightful bungalow presents an excellent opportunity to acquire a versatile home in a highly sought-after location. Viewing is highly recommended to fully appreciate all that this property has to offer.

FULL DESCRIPTION

Entrance Hall

Living Room
16'11 x 11'7 (5.16m x 3.53m)

Kitchen / Dining Room
19'8 x 10'3 (5.99m x 3.12m)

Bedroom 1
12'11 x 10'3 (3.94m x 3.12m)

Bedroom 2
11'7 x 9'5 (3.53m x 2.87m)

Bedroom 3
8'8 x 8' (2.64m x 2.44m)

Bathroom

Parking
Off road parking is available via the driveway and garage.



Garage
16'11 x 8'8 (5.16m x 2.64m)

Tenure
Freehold

Council Tax Band
E

EPC - C

Services
Mains gas, electric, water (billed) 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.

