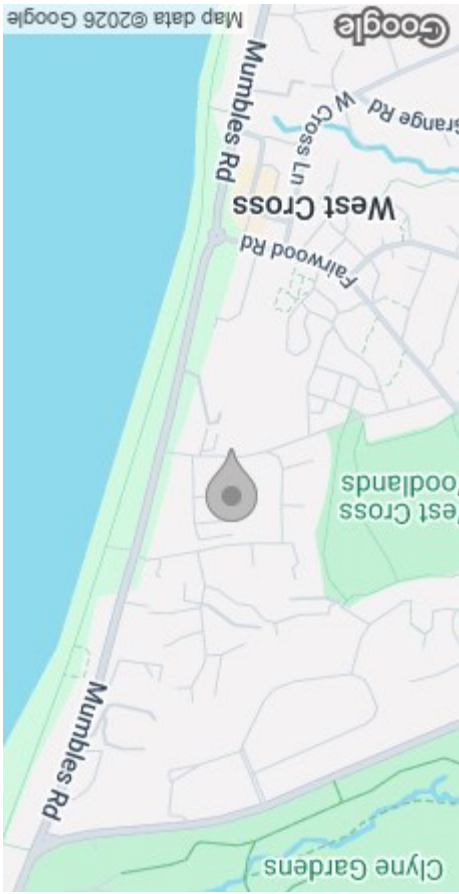
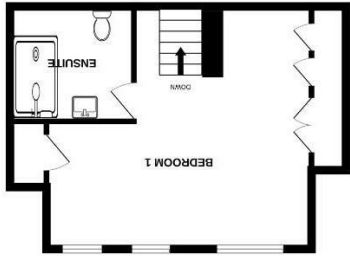


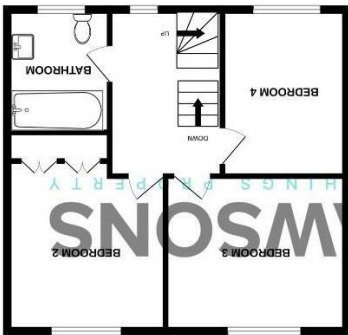
EPC



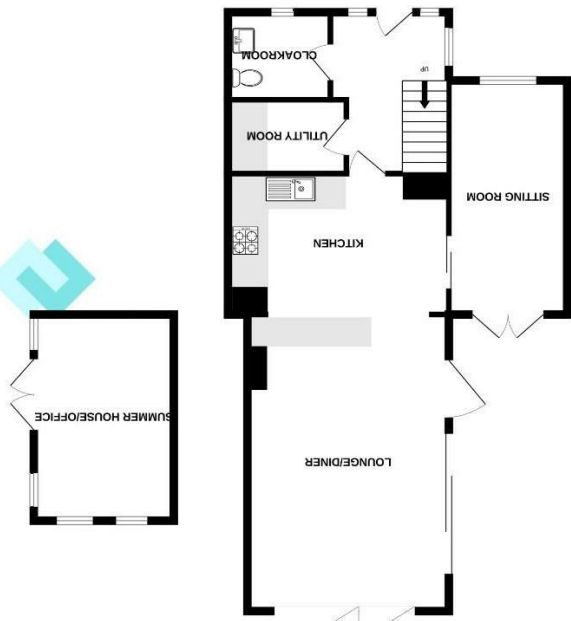
AREA MAP



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

FLOOR PLAN

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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GENERAL INFORMATION

Situated in the sought-after area of West Cross, this beautifully extended mid link family home enjoys an excellent location close to the sea front promenade, the vibrant village of Mumbles with its array of boutique shops, bars and restaurants, and within easy reach of local beaches and picturesque cliff top walks. Thoughtfully designed to provide spacious and versatile accommodation over three floors, the property briefly comprises an entrance hallway with stairs to the first floor, a cloakroom, utility room, a cosy sitting room, and an impressive open-plan kitchen flowing seamlessly into the dining/family area. Bifold doors open onto the rear garden, creating the perfect space for both everyday family living and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, while the second floor is dedicated to the generous principal bedroom, complete with an en-suite bathroom. Externally, the front of the property benefits from an enclosed gated patio providing access to the home, while the rear offers a level, enclosed lawned garden with a patio seating area ideal for outdoor dining. A superb summerhouse with electricity, double glazed windows and French doors provides a fantastic home office, gym or hobby room. Completing this impressive home is off-road parking and a garage.

FULL DESCRIPTION

- Entrance
- Cloak Room
- Utility Room
8'2" x 5'1" (2.51 x 1.57)
- Kitchen
15'4" x 9'9" (4.68 x 2.99)
- Lounge / Diner
20'8" x 14'0" (6.3 x 4.27)
- Sitting Room
16'3" x 8'2" (4.97 x 2.51)
- Stairs To First Floor
- Landing
- Bedroom 2
11'10" x 11'0" (3.62 x 3.36)



Bedroom 3
12'6" x 10'9" (3.83 x 3.3)

Bedroom 4
11'7" x 8'7" (3.54 x 2.63)

Bathroom

Stairs To Second Floor

Bedroom 1
18'5" x 16'10" (5.62 x 5.15)

Ensuite

Summer House
14'4" x 9'8" (4.38 x 2.97)

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

Tenure - Freehold

Council Tax Band
D

EPC - C

Services
Mains gas, electric, water & drainage. Broadband - The current supplier is EE. The broadband type is Fibre. Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

