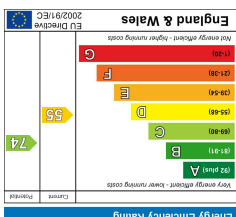


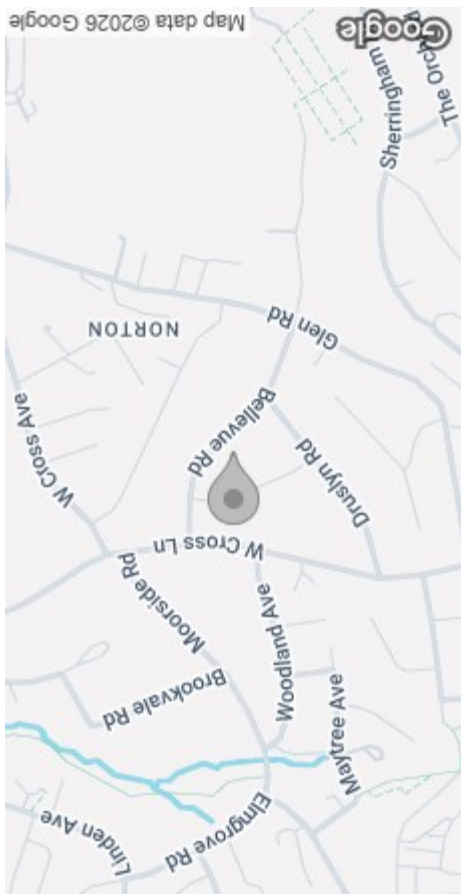
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EPC



AREA MAP



FLOOR PLAN



37 Bellevue Road
West Cross, Swansea, SA3 5QB
Asking Price £425,000



GENERAL INFORMATION

Situated in the ever-popular coastal village of West Cross, this traditional semi-detached home enjoys sea views to the front and offers excellent potential for a purchaser looking to create a home to their own specification. Set on a generous plot with extensive rear gardens, driveway parking and an attached single garage, the property provides versatile family accommodation in a highly sought-after location.

The accommodation briefly comprises an entrance hall, two well-proportioned reception rooms, offering separate living and dining spaces, together with a fitted kitchen leading through to a useful utility room, shower room and WC. To the first floor are four bedrooms and a family bathroom.

While the property would benefit from modernisation throughout, it presents an excellent opportunity for buyers seeking a home with scope for improvement and value enhancement. The spacious layout, combined with the attractive plot size and desirable position, creates a rare opportunity within the local market.

Externally, the property is approached via a driveway providing off-road parking and access to the attached single garage. To the rear, the standout feature is the large, established garden, offering an abundance of outdoor space with potential for landscaping, family enjoyment or future extension, subject to the necessary consents.

Bellevue Road is ideally located for access to the seafront promenade, local shops, schools and amenities, while also being within easy reach of Swansea city centre and the beautiful coastline of the Gower Peninsula.

Viewing is highly recommended to fully appreciate the potential, generous gardens, sea views and sought-after location this property has to offer.

FULL DESCRIPTION

Entrance Porch

Entrance Hall

Dining Room
13'4 x 11'5 (4.06m x 3.48m)

Living Room
16'10 x 11'5 (5.13m x 3.48m)

Kitchen
15'6 x 9'3 (4.72m x 2.82m)

Utility Room
8'3 x 6'2 (2.51m x 1.88m)

Wc

Shower Room

Stairs To First Floor



Landing

Bedroom 1
13'4 x 11'5 (4.06m x 3.48m)

Bedroom 2
12'11 x 11'5 (3.94m x 3.48m)

Bedroom 3
9'10 x 8' (3.00m x 2.44m)

Bedroom 4
9'10 x 8' (3.00m x 2.44m)

Bathroom

Parking
Parking is available via the driveway and garage.

Garage
17'1 x 8'3 (5.21m x 2.51m)

Tenure
Freehold

Council Tax Band
Band F

EPC - D

Services
Main gas, electric, water & drainage. There is a water meter.
Broadband - The current supplier is Sky.
Mobile - there are no known issues with mobile coverage. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

