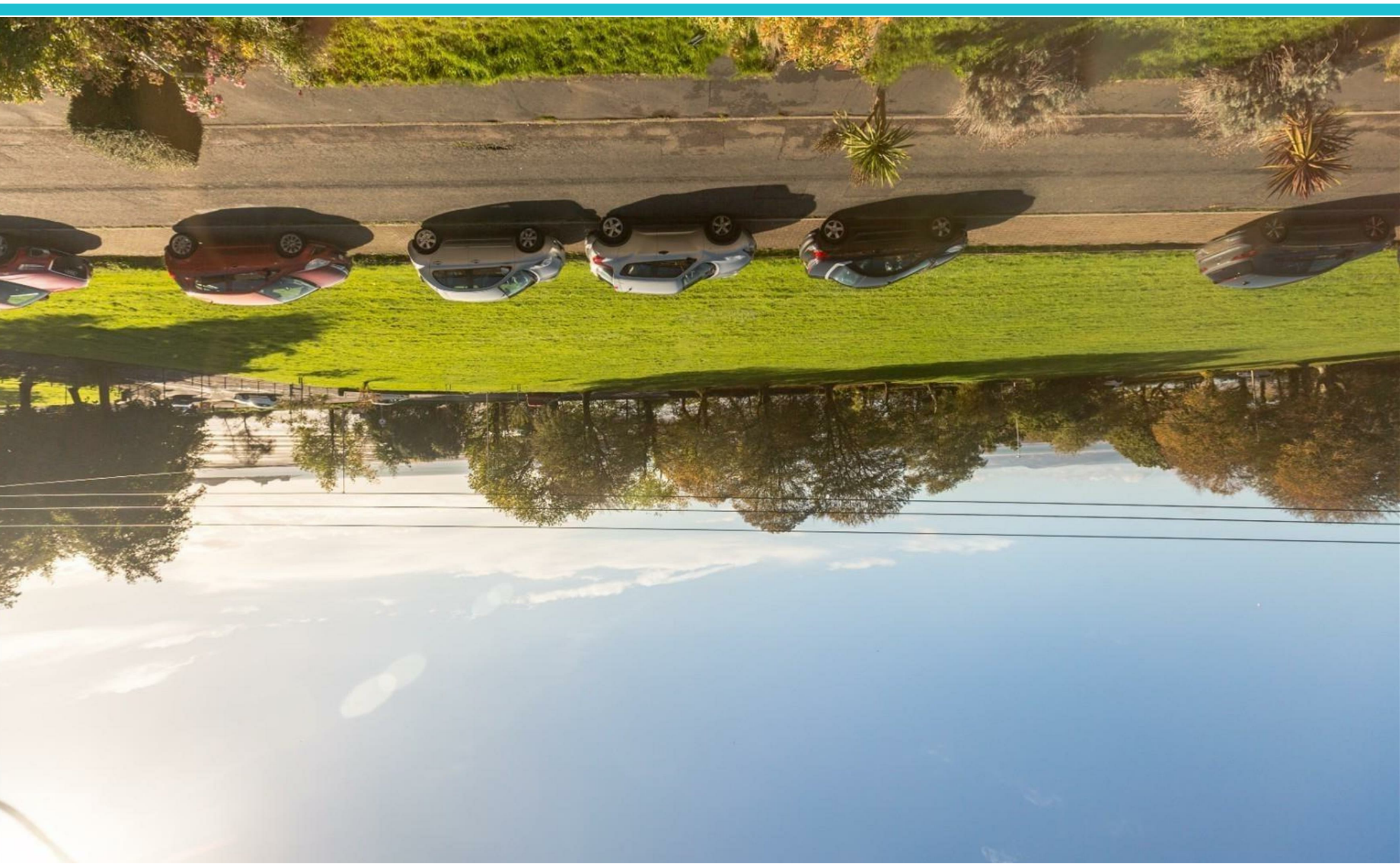
3 Heathwood Road

West Cross, Swansea, SA3 5JF

Offers Over £225,000

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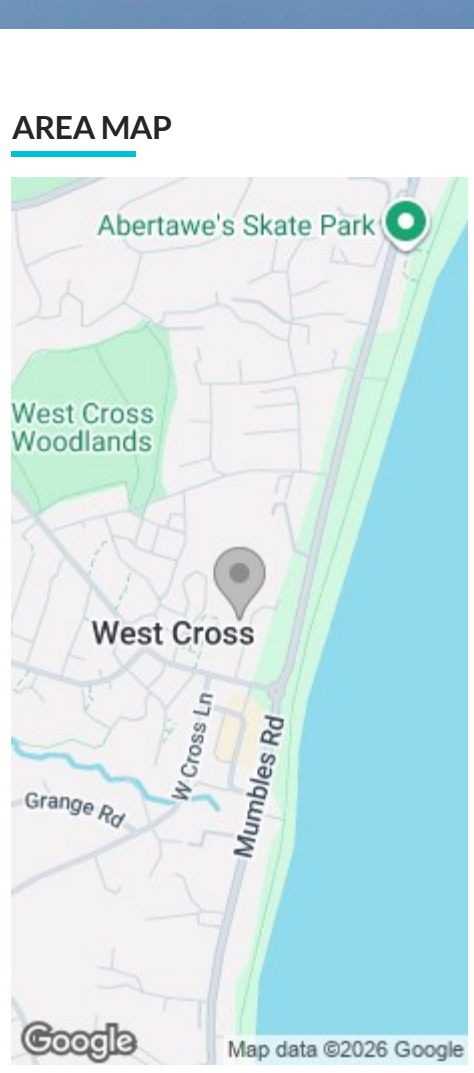


FLOOR PLAN

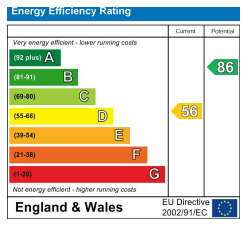


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



EPC



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.

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GENERAL INFORMATION

Situated on Heathwood Road in the popular residential area of West Cross, this two-bedroom mid-terrace home offers an exciting opportunity for buyers looking to create a home of their own, with the added benefit of stunning sea views across Swansea Bay.

The accommodation comprises a comfortable reception room and two well-proportioned bedrooms, providing a practical layout with plenty of scope for modernisation. While the property would benefit from some updating, it offers excellent potential for buyers to personalise the space and create a home tailored to their own style and needs.

To the rear, an enclosed garden provides a private outdoor space to relax, entertain or enjoy time with family and friends. The property's elevated coastal outlook further enhances its appeal, offering a beautiful reminder of the seaside setting.

West Cross is a popular residential location, ideally positioned between the vibrant village of Mumbles and Swansea city centre. The area offers a welcoming community atmosphere, with local shops and everyday amenities close at hand, including convenience stores, independent cafés and takeaways. The nearby Mumbles seafront, with its promenade, independent boutiques, restaurants and picturesque coastal walks, provides plenty of opportunities to







FULL DESCRIPTION

Entrance

Halllway

Living Room
13'9 x 9'10 (4.19m x 3.00m)

Kitchen/Breakfast Room
11'0 x 7'8 (3.35m x 2.34m)

Inner Hallway

Storage

W.C













First Floor

Landing

Bedroom One
14'7 x 9'8 (4.45m x 2.95m)

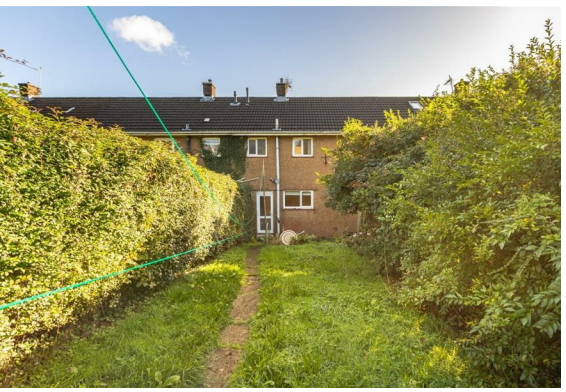
Bedroom Two
11'7 x 9'10 (3.53m x 3.00m)

Bathroom
7'8 x 6'11 (2.34m x 2.11m)

External

Council Tax Band
D







EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and sewerage.
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
This is an ex local authority property.