

3 Sycamore Road,
West Cross, Swansea,
SA3 5LB



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£175,000



Set within the established coastal community of West Cross, this three bedroom semi detached home enjoys a convenient position close to the coastline and the many attractions of Mumbles. Swansea Bay, the seafront promenade and a choice of beaches are within easy reach, while Mumbles offers a wide selection of independent shops, cafés and restaurants. The surrounding countryside, parks and coastal paths provide an excellent setting for outdoor living, with local schools and transport links adding to the area's everyday appeal.

Occupying a plot of approximately 0.06 acres, the property provides around 1,075 square feet of accommodation and is offered for sale with no onward chain. To the front, there are pleasant glimpses across Swansea Bay towards Mumbles Pier and Mumbles Lighthouse.

The accommodation comprises a porch, hallway, lounge and dining room, kitchen, utility area and cloakroom on the ground floor. The first floor provides three bedrooms and a bathroom, offering well proportioned accommodation with scope for a purchaser to update and personalise.

Externally, the front garden is laid to gravel for ease of maintenance, with side access leading to the rear. A useful storage area sits to the side, while the rear garden is mainly lawned and enclosed by established hedging, providing a private outdoor space.

The property is of steel frame construction, representing a non standard build, and prospective purchasers should satisfy themselves regarding mortgageability and insurance before proceeding.

Offering a coastal outlook, generous accommodation and convenient access to Mumbles and Swansea Bay, this is a property with clear appeal for those seeking a home in this established and sought after area.



Entrance

Via double glazed PVC door into the porch.

Porch

Set of double glazed windows to the front. Frosted glazed hardwood door into the hallway. Tiled floor.

Hallway

With stairs to the first floor. Radiator. Door to the lounge/dining room. Door to the kitchen.

Lounge/Dining Room

20'10" x 10'1"

Set of double glazed windows to the front. Set of glazed windows to the rear. Two radiators. Door to the kitchen.

Kitchen

9'1" x 10'8"

Door to the utility room. Double glazed window to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge/freezer. Tiled floor.

Utility Room

8'5" x 4'2"

With plumbing for washing machine. Frosted double glazed PVC door to the side. Door to the cloakroom. Tiled floor.

Cloakroom

3'7" x 4'3"

Frosted glazed hardwood window to the side. WC. Wash hand basin. Radiator. Tiled floor.

First Floor

Landing

Double glazed window to the side, offering partial sea views of Swansea Bay and partial views of Mumbles Pier and Mumbles Lighthouse. Loft access. Door to the bathroom. Doors to bedrooms.

Bathroom

6'2" x 7'0"

Frosted double glazed window to the rear. Bathroom suite comprising; bathtub. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.



Bedroom One

12'2" x 12'2"

Double glazed windows to the front offering sea glimpses of Swansea Bay and beyond. Radiator. Sliding door built in wardrobe.

Bedroom Two

8'6" x 13'6"

Set a double glazed windows to the rear. Radiator.

Bedroom Three

9'9" x 8'7"

Double glazed window to the front offering sea glimpses of Swansea Bay. Radiator.

External

Drone Shot

Front

Low maintenance graveled garden. Side access to the rear.

Side

Door to storage area and an opening to the rear.

Rear

Lawned garden bordered by hedging.

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

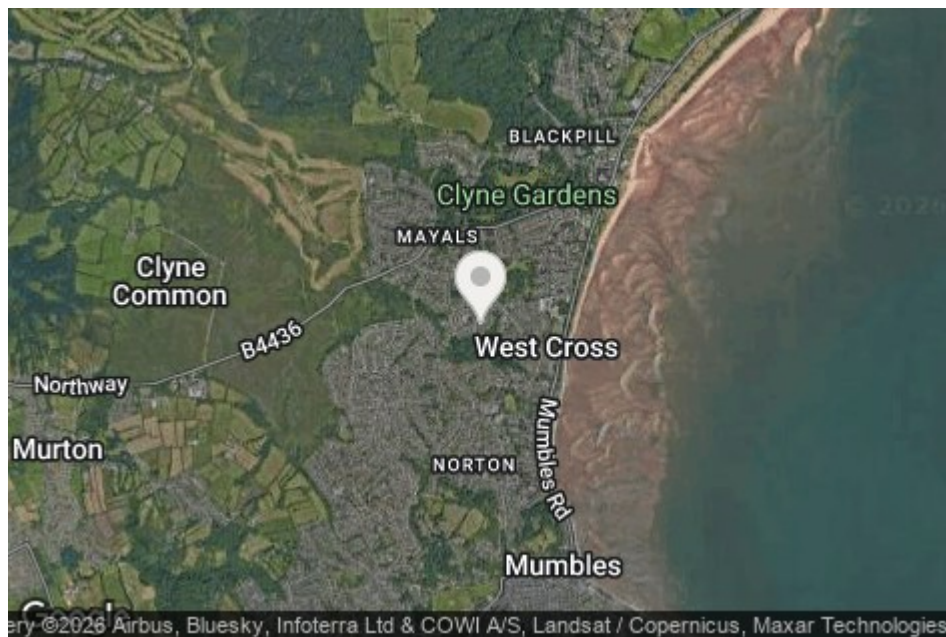
Council Tax Band

Council Tax Band - C

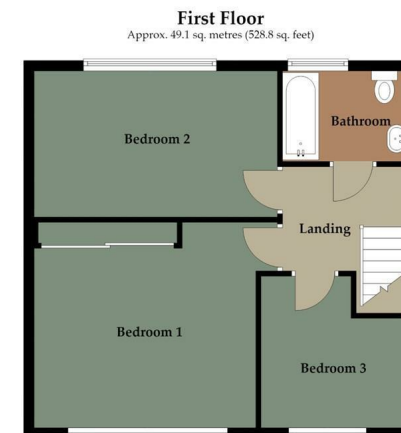
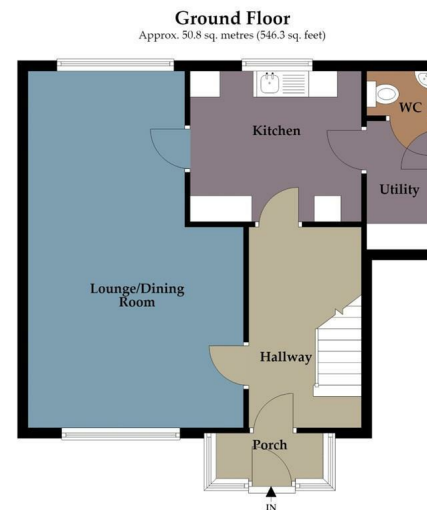
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

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Plan produced using PlanUp.