

18 Linden Avenue,
West Cross, Swansea,
SA3 5LE



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£250,000



West Cross enjoys a sought after coastal setting, with Swansea Bay and the beaches, countryside and coastal paths of Gower all within easy reach. The nearby village of Mumbles provides an appealing mix of independent shops, cafés, restaurants and everyday amenities, while local schools and community facilities add to the area's family friendly appeal.

Set within a plot of approximately 0.08 acres, this four bedroom semi detached home offers around 1,210 sq ft of accommodation arranged over two floors. Of non standard steel frame construction, the property presents an opportunity to create a comfortable family home in an established coastal location, with attractive sea glimpses towards Swansea Bay.

The ground floor comprises a porch, hallway, lounge, kitchen, shower room and fourth bedroom. Three further bedrooms and a family bathroom occupy the first floor, providing a practical arrangement for family living.

Outside, the front garden includes private driveway parking for one vehicle, with a lawned garden rising towards a patio area where views across Swansea Bay can be enjoyed. Side access leads to the rear garden.

The rear provides several areas for outdoor seating and entertaining, including a raised patio and raised decked seating area, both enjoying sea glimpses. A lawned garden and two garden sheds complete the outside space.

With its generous plot, flexible accommodation and elevated garden spaces overlooking Swansea Bay, the property combines the practicality of family living with the relaxed appeal of coastal life, while remaining conveniently placed for Mumbles and the wider Gower Peninsula.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows to the front. Frosted glazed PVC door into the hallway. Tiled floor.

Hallway

With stairs to the first floor. Radiator. Door to the lounge.

Lounge

12'3" x 13'9"

Set of double glazed windows to the front. Radiator. Feature fireplace housing an electric fire. Opening to the kitchen.

Kitchen

8'9" x 20'11"

With an opening to the rear hall. Set of double glazed windows to the rear. Double glazed sliding door to the rear garden. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for fridge freezer.

Rear Hall

Frosted double glazed PVC door to the side. Radiator. Frosted double glazed door to bedroom four. Door to the shower room.

Shower Room

7'10" x 7'4"

Frosted double glazed window to the rear. Well appointed suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Radiator. Extracor fan.

Bedroom Four

10'7" x 7'7"

Set of double glazed windows to the front and side offering sea glimpses of Swansea Bay and beyond.

First Floor

Landing

Double glazed window to the side offering seaviews of Swansea Bay and beyond. Door to the bathroom. Doors to bedrooms. Loft access.

View

Bathroom

5'7" x 9'4"

Frosted double glazed window to the rear. Suite comprising; bathtub. WC. Wash hand basin. Chrome heated towel rail.



Bedroom One

13'6" x 12'5"

Set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom Two

13'9" x 8'7"

Set of double glazed windows to the rear overlooking the rear garden. Radiator. Doors to built in wardrobe.

Bedroom Three

9'7" x 8'8"

Double glazed window to the front. Radiator.

External**Another Aspect****Drone Shot****Front**

Private driveway parking for one vehicle. Lawned garden leading up to a patio area, offering sea glimpses of Swansea Bay and beyond. Side access to the rear.

Rear

To the rear you have a raised patio seating area with ample room for tables and chairs. Lawned garden. ?Raised decked seating area again offering ample room for tables and chairs. The rear garden offers sea glimpses of Swansea Bay. Two garden sheds.

Services

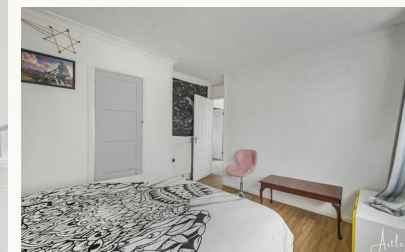
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

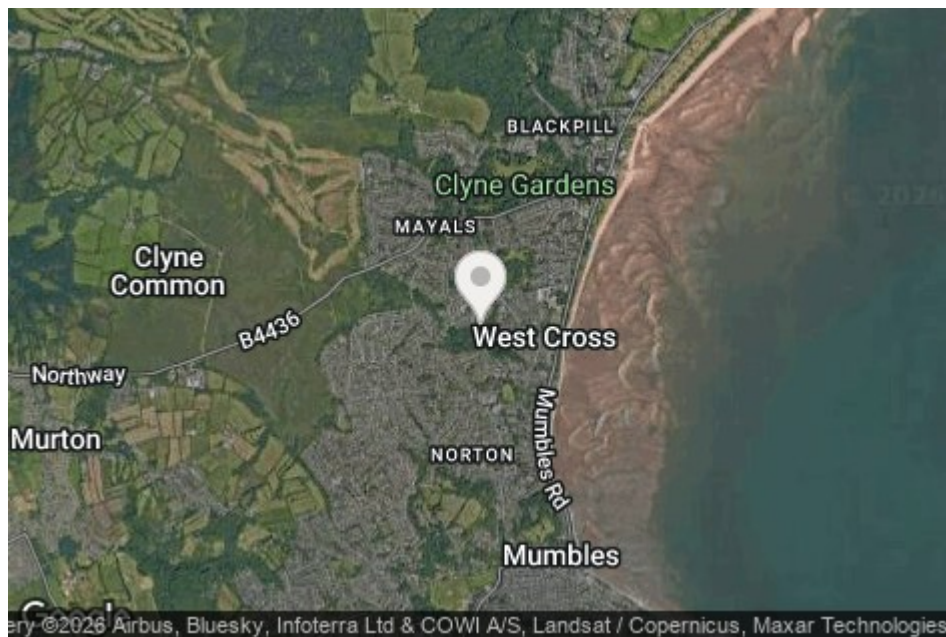
Council Tax Band

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. 112.4 sq. metres (1210.1 sq. feet)

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Plan produced using PlanUp.