

114 Chestnut Avenue,  
West Cross, Swansea,  
SA3 5NJ



2



1



1



# 114 Chestnut Avenue, West Cross, Swansea, SA3 5NJ

Offers Over  
**£179,995**



Positioned to enjoy sea views from the principal bedroom, this inviting home offers a rare opportunity to take in the sweep of Swansea Bay and the iconic Mumbles Pier from the comfort of your own space. Offered with no onward chain, it presents a straightforward move for those seeking both immediacy and potential.

The accommodation is thoughtfully arranged, with a welcoming hallway leading through to a kitchen and a comfortable lounge on the ground floor. Upstairs, two well proportioned double bedrooms are complemented by a shower room and separate WC, providing a practical layout for everyday living.

Outside, the property continues to appeal. A lawned frontage creates a pleasant first impression, while to the rear a patio seating area offers space for outdoor dining or quiet relaxation. Steps lead down to a garage, with the added convenience of driveway parking for a vehicle.

The surrounding area is one of the property's strongest attributes. West Cross sits on the edge of the sought after Mumbles area, known for its independent cafés, coastal walks and relaxed village atmosphere. The nearby seafront and promenade provide easy access to scenic walks stretching along Swansea Bay, while local parks and green spaces offer further opportunity to enjoy the outdoors. Well regarded schools are within reach, along with everyday amenities and convenient transport links into Swansea city centre, making this a location that balances coastal living with day to day practicality.

This is a home that combines outlook, setting and potential, ready to be enjoyed from the outset.



### Entrance

Via a frosted double glazed PVC door into the hallway.

### Hallway

With stairs to the first floor. Door to storage cupboard. Door to kitchen. Door to lounge. Radiator.

### Kitchen

12'8" x 10'1"

Set of double glazed windows to the front. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Space for fridge freezer. Space for washing machine. Space for cooker. Radiator.

### Lounge

10'5" x 14'7"

You have a set of double glazed windows to the rear. Radiator. Door to the rear hall.

### Rear Hall

With a door to downstairs storage and a frosted double glazed PVC door to the rear garden.

### External

#### Front

lawned garden.

#### Rear

You have a patio seating area with room for tables and chairs which has steps leading down to the garage. Parking for one vehicle in front of the garage on the driveway.

### Garage

Via 'up & over' door.

### First Floor

#### Landing

With doors to bedrooms. Door to shower room. Door to WC. Door to storage cupboard. Loft access.



**Shower Room**

5'7" x 5'10"

You have a frosted double glazed window to the front. Suite comprising; a large walk-in shower. Wash hand basin. Radiator.

**W/C**

5'9" x 2'9"

Frosted double glazed window to the front and a low level WC.

**Bedroom One**

17'10" x 9'8"

With a set of double glazed windows to the rear offering sea views of Swansea Bay and beyond, views of Mumbles Pier. Radiator.

**Bedroom Two**

8'11" x 14'0"

You have a set of double glazed windows to the front and a radiator.

**Services**

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

**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                             | 69      | 78        |
| EU Directive 2002/91/EC                     |         |           |



Total area: approx. 89.3 sq. metres (961.6 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanUp.