

81 Fairwood Road, West Cross, Swansea, SA3 5JP



This excellent semi-detached ex-local authority home offers 1,178sqft of spacious accommodation with two double bedrooms on the first floor and two further loft rooms on the second floor which could be utilised as bedroom three and four.

On the ground floor there is a lovely reception room stretching front to back in the property and leading into a great sized South-facing conservatory. The kitchen is modern and there is a breakfast bar. There is also a WC on the ground floor.

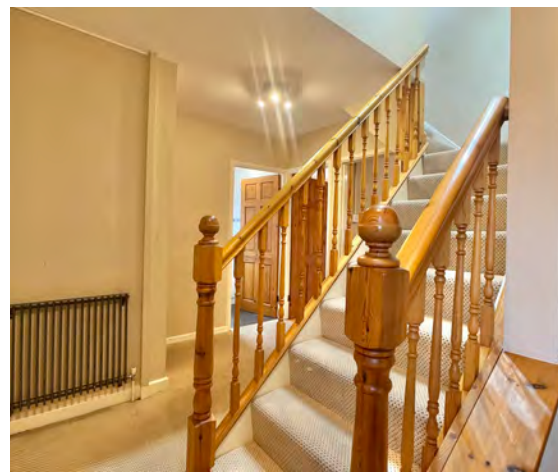
To the front of the property there is a drive providing off street parking and to the rear there is generous west-facing garden.

The property is offered with No Chain.



Offers over £260,000  
FREEHOLD







Accessed off the main road the property has off street parking and a garden to the front with side access to the rear and the front door leads into a good size entrance hall.

The entrance hall has stairs rising to the first floor, a door leading into the kitchen, another into the living room and there is also a storage cupboard in the hallway.

The living room has a window to the front elevation, a fireplace and double doors leading into the spacious conservatory which overlooks the rear garden.

The kitchen is a contemporary style kitchen with a range style cooker and breakfast bar. There is a rear hallway with external door, more storage cupboards and a door leading to a WC.

On the first floor there are two double bedrooms, each with built in wardrobes. There is a bathroom and a separate WC on this floor.

On the second floor there are two loft rooms (which could be utilised as bedrooms three and four).

The rear garden is mainly decked and it is South facing.





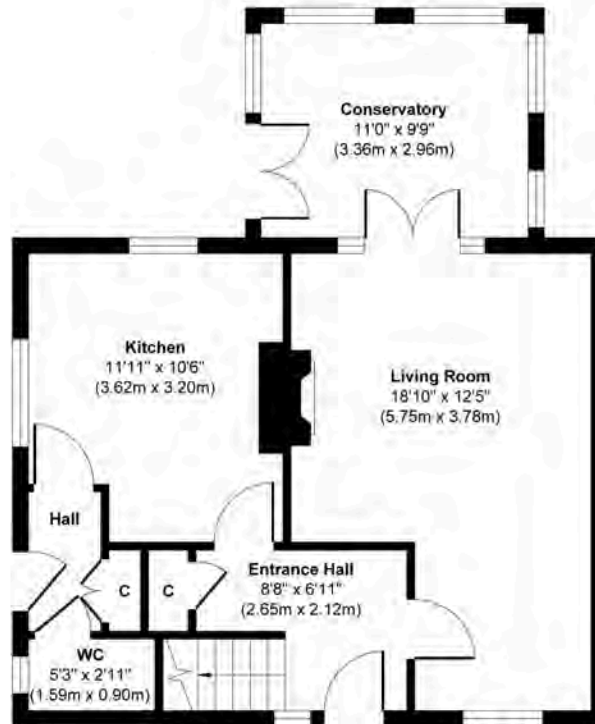
## 81 Fairwood Road, West Cross

The property is FREEHOLD

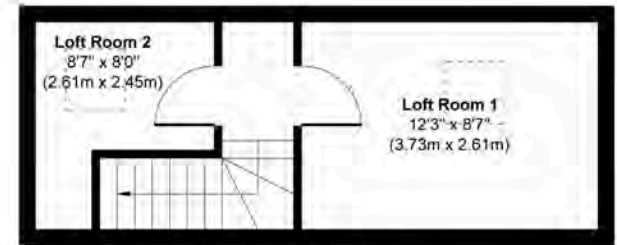
The property is connected to all mains services and the central heating is fired by Gas.

The council tax is band D (£1,894p.a.)

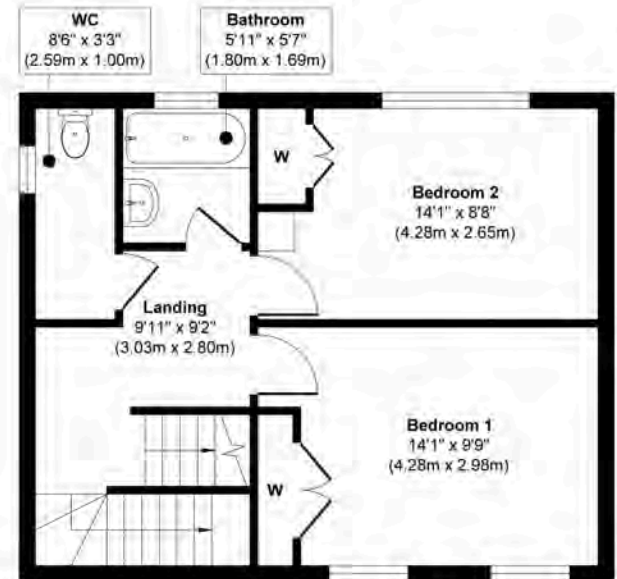
The EPC Rating is C



**Ground Floor**  
Approximate Floor Area  
542 sq. ft  
(50.42 sq. m)



**Second Floor**  
Approximate Floor Area  
198 sq. ft  
(18.47 sq. m)



**First Floor**  
Approximate Floor Area  
438 sq. ft  
(40.71 sq. m)

**Approx. Gross Internal Floor Area 1178 sq. ft / 109.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

This is a great location in West Cross, only one and a half a miles from Oysterwharf in Mumbles village. The sea front promenade is just a mile and offers a flat walk around the beautiful bay into Mumbles or towards Blackpill and Swansea beyond.

Other wonderful things to do that are almost on the doorstep include, Clyne Common, Mumbles Nature Reserve and The Coastal Path, Fairwood Road offers every opportunity to walk out into nature. Local beaches include Limeslade and Bracelet Bay (2 miles) and Langland Bay (2 miles). The beautiful Clyne Gardens are under a mile away also.

This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer!

The property is only a short distance from Mayals Primary school and is in Bishopston Comprehensive Catchment Area.







01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

