



41 West Cross Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5TX

Asking Price £350,000

Welcome to this three-bedroom semi-detached property, perfectly situated to offer breathtaking sea views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse. Set in a highly desirable location, this home combines beautiful surroundings with comfortable living spaces.

Upon entering, you are greeted by a spacious lounge, providing a welcoming atmosphere for relaxation and entertaining. The lounge is filled with natural light, creating a bright and airy ambiance, and offers a peaceful retreat with its serene views of the sea.

Adjacent to the lounge, you will find a well-appointed kitchen/breakfast room, where culinary delights can be prepared and enjoyed. For those seeking a tranquil spot to enjoy the outdoors all year round, a delightful

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the lounge. Door to the kitchen/breakfast room. Door to cloakroom. Door to under stairs storage. Radiator.

Cloakroom 3'10" x 2'8" (1.178 x 0.824)

With a low level w/c. Wash hand basin. Tiled floor. Part tiled walls.

Lounge 12'0" x 12'8" (3.681 x 3.872)



With a double glazed bay window to the front. Radiator. Feature wood burner set within fireplace.

Lounge



Kitchen/Breakfast Room 12'0" x 18'2" (3.663 x 5.542)



With an opening to the conservatory. Frosted glazed window to the rear. The kitchen is fitted with a range of base and wall units, running granite work surface incorporating a one and a half bowl sink and drainer unit. Space for cooker. Neff integral extractor fan. Space for American style fridge/freezer. Plumbing for washing machine. Radiator. Tiled floor. Spotlights.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Conservatory 9'10" x 17'6" (2.999 x 5.335)



With a set of double glazed French patio doors to the rear. Double glazed windows to the rear. Radiator.

Conservatory



First Floor

Landing

With a frosted double glazed window to the side. Door to bathroom. Doors to bedrooms.

Bathroom 6'10" x 5'4" (2.097 x 1.644)



With a frosted double glazed window to the rear. Suite comprising; corner bathtub with shower over. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Bedroom One 13'4" x 12'5" (4.074 x 3.790)



With a double glazed window to the rear. Radiator.

Bedroom One



Bedroom Two 10'6" x 12'1" (3.225 x 3.697)



With a double glazed window to the front offering sea views of Swansea Bay, Mumbles Pier & Mumbles Lighthouse. Radiator.

Bedroom Two



Another Aspect



View



Bedroom Three 11'8" x 8'6" (3.570 x 2.594)

With a double glazed window to the front offering sea views of Swansea Bay, Mumbles Pier & Mumbles Lighthouse. Radiator.

External

Front

You have a lawned garden home to a variety of trees and shrubs.

Rear



You have a low maintenance rear garden comprising; patio area with steps leading up to a gravelled seating area. Door to summerhouse. Side access.

Rear

Rear



Summer House 7'9" x 13'11" (2.374 x 4.259)

With power and light.

Council Tax Band

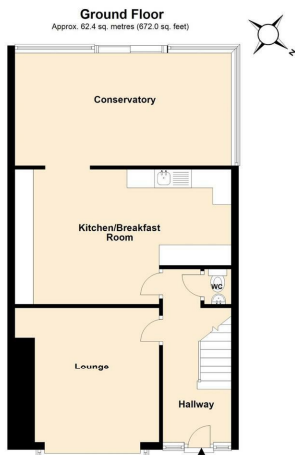
Council Tax Band - D

Council Tax Estimate - £1,782

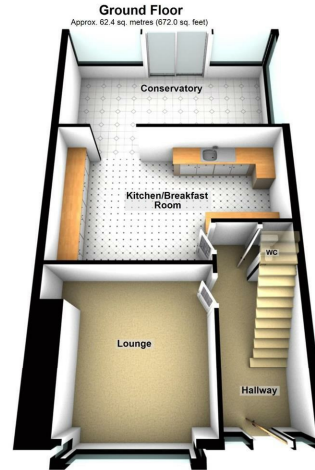
Tenure

Freehold.

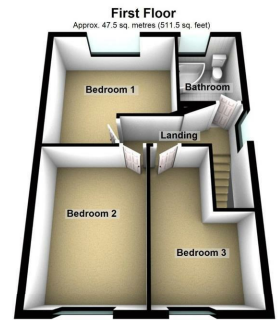
Floor Plan



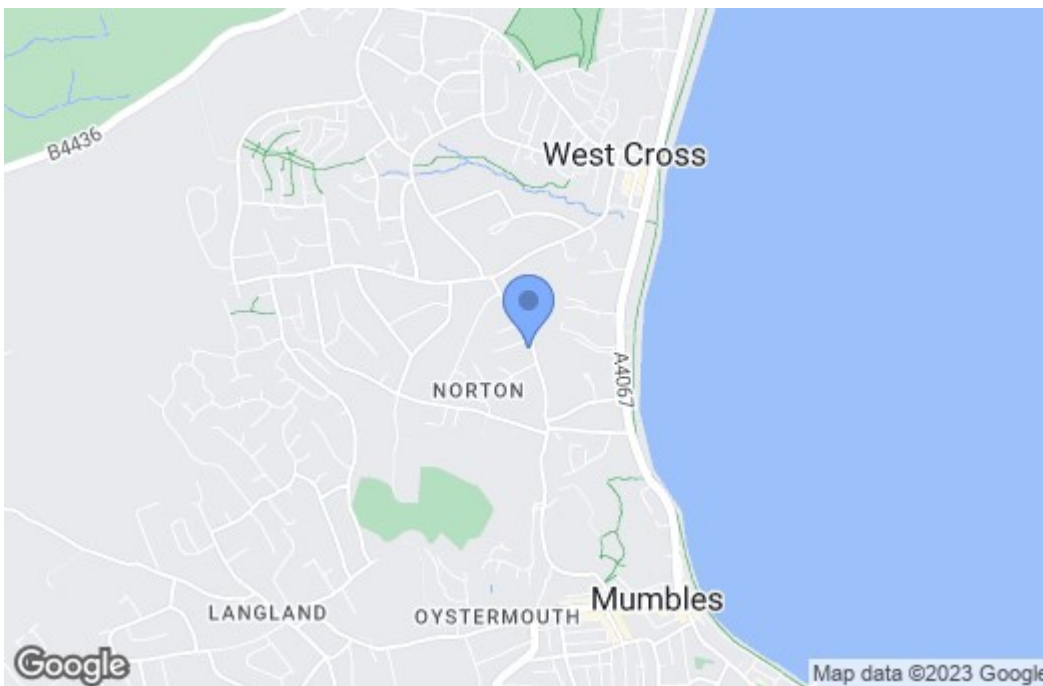
Total area: approx. 110.0 sq. metres (1183.5 sq. feet)
Illustration for identification purposes only. Measurements are approximate, not to scale.
Plan produced using PlanUp.



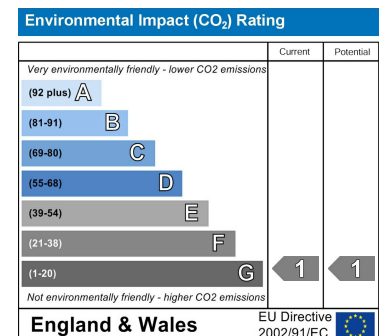
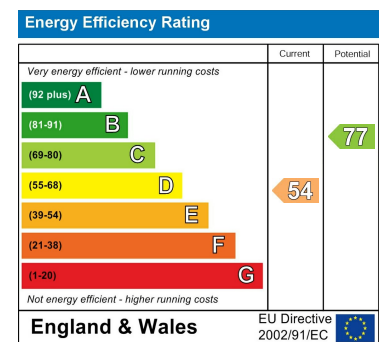
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Area Map



Energy Efficiency Graph



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