



## 16 Broad Parks, West Cross, Swansea, City & County Of Swansea, SA3 5NZ

**£210,000**

With a generous floor area of 993.70 square feet and situated on a well-proportioned plot of 0.04 acres, this home provides the perfect blend of space and style.

The ground floor features a cozy lounge and a well-appointed kitchen. The lounge, bathed in natural light, serves as the perfect gathering space for family and friends. Meanwhile, the kitchen is a culinary haven, equipped with modern appliances and designed for both functionality and style.

Venturing to the first floor, you'll discover a well-equipped bathroom, a convenient separate W/C, and three inviting bedrooms. Each bedroom is a retreat of its own, offering comfort and tranquility. Bedroom two steals the spotlight with its partial sea views.

### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

### Hallway

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

### Kitchen 10'11" x 17'9" (3.350 x 5.420)



With two double glazed windows to the rear. Frosted double glazed PVC door to the rear. Doors to the lounge. Door to storage cupboard. Radiator. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven & grill under. Space for fridge/freezer. Space for dishwasher. Space for washing machine.

### Kitchen



### Kitchen



**Lounge 11'5" x 15'1" (3.486 x 4.601 )**



With a double glazed window to the front. Radiator.

**Lounge**



**First Floor**

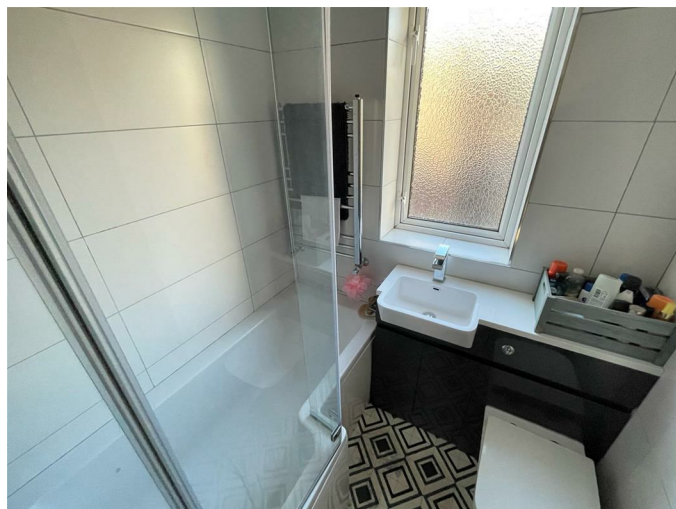
**Landing**

With loft access. Door to the cloakroom. Door to the bathroom. Door to airing cupboard. Doors to bedrooms.

**Cloakroom 5'2" x 2'9" (1.592 x 0.860 )**

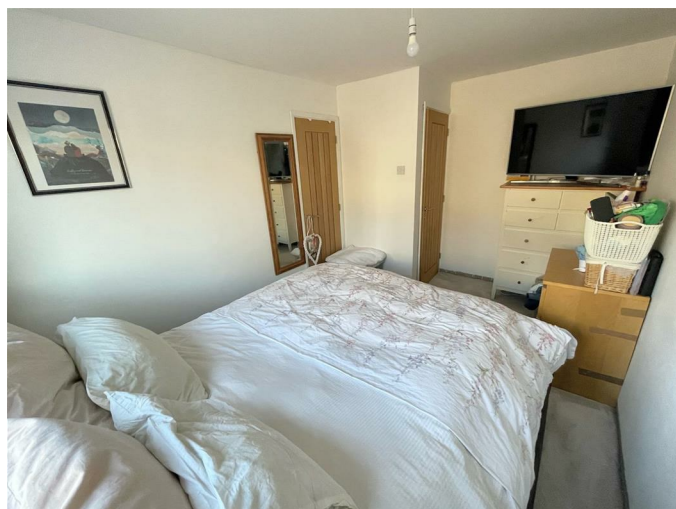
With a frosted double glazed window to the rear. Low level w/c. Wash hand basin.

**Bathroom 6'3" x 5'7" (1.907 x 1.723 )**



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

**Bedroom One 14'0" x 9'1" (4.281 x 2.780 )**



With a double glazed window to the rear. Radiator. Door to built in storage cupboard.

### Bedroom One



### Bedroom Two 9'7" x 9'4" (2.935 x 2.850 )



With a double glazed window to the front offering partial sea views. Radiator.

### Bedroom Three 8'7" x 9'9" (2.629 x 2.973 )



With a double glazed window to the front. Radiator. Opening to the built in storage area.

### Bedroom Three



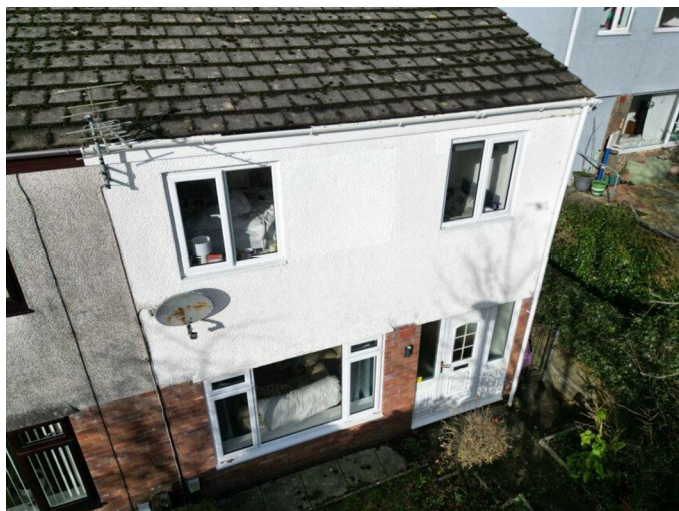
### External

### Front

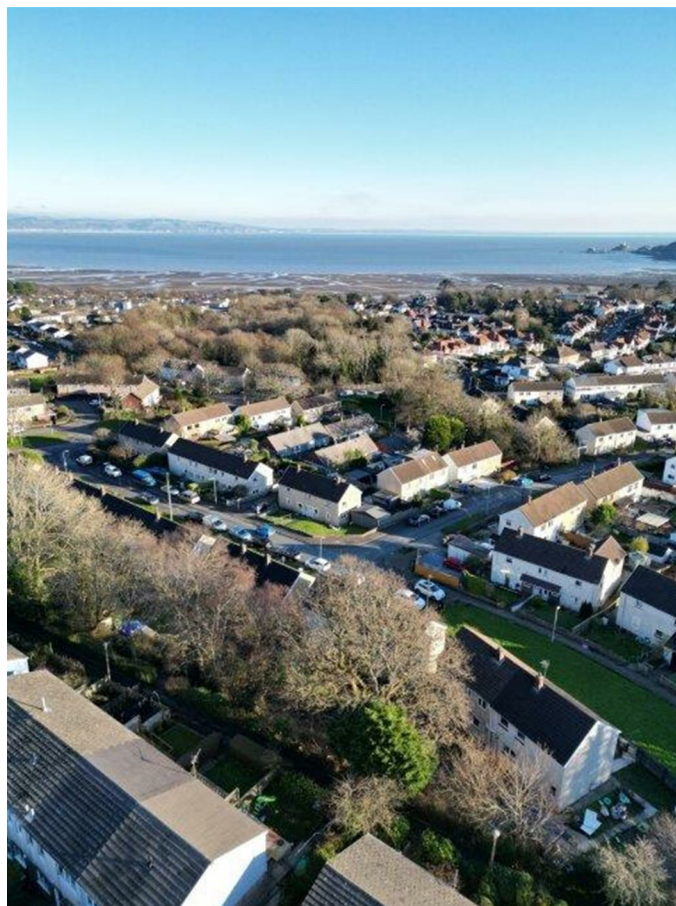
You have a low maintenance graveled garden home to a variety of trees and shrubs. Side access to the rear.

### Front Aspect

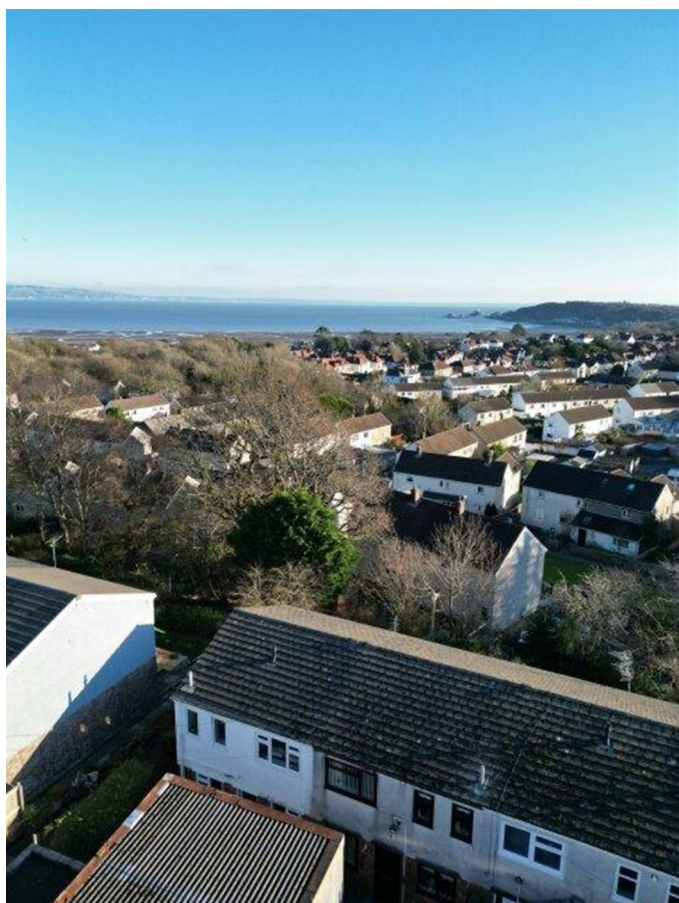
**Aerial Aspect**



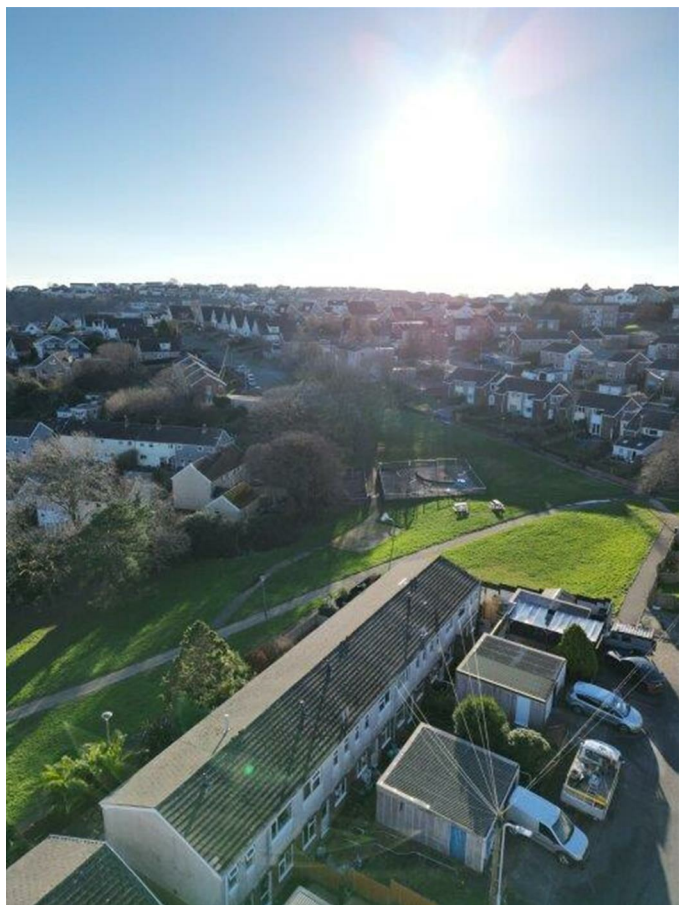
**Aerial Views**



**Aerial Views**



## Aerial Views



## Aerial Views



### Rear

You have a raised patio seating area. Steps leading up to the parking area and access to the garage.

### Garage 18'6" x 9'2" (5.661 x 2.817 )

With an 'up & over' door. Power and light. Door to the side.

### Services

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

### Council Tax Band

Council Tax Band - C

### Tenure

Freehold.

### Area

# Ask The Agents

Where do I go when I need.....



Groceries?  
The Co-Op



Beach?  
Swansea Bay



Walks?  
The Sea Front Promenade



Schools?  
Llwynderw Primary School  
Whitestone Primary School  
Grange Primary School  
Bishop Gore Comprehensive



Coffee?  
Rag & Bone



Pub?  
The West Cross Inn

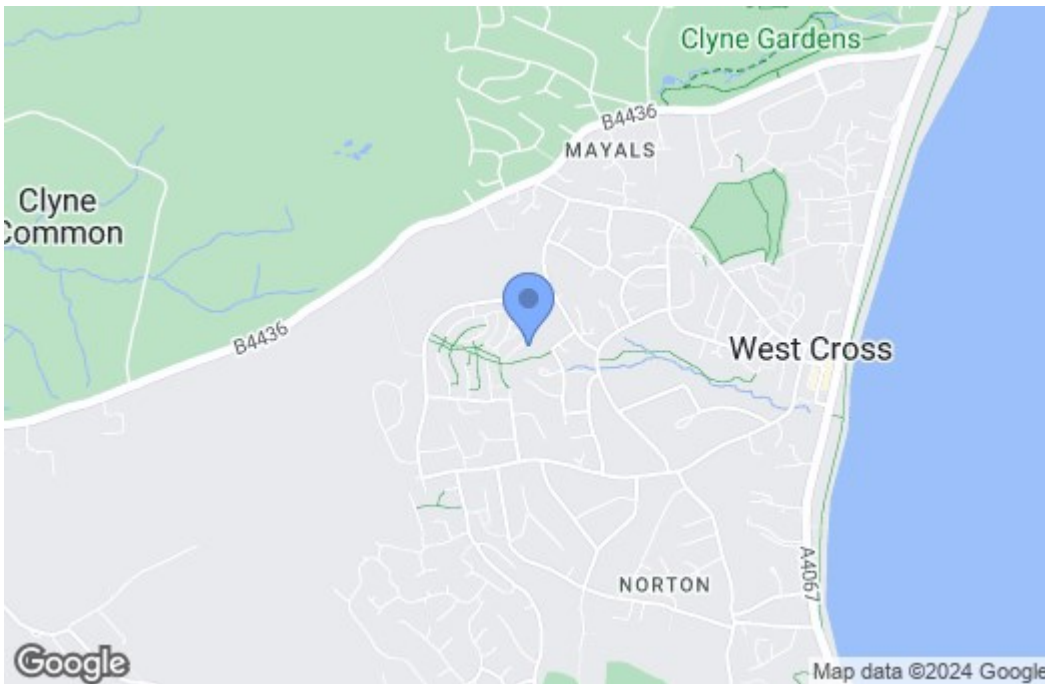
## Floor Plan



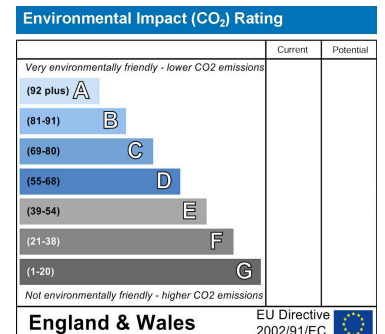
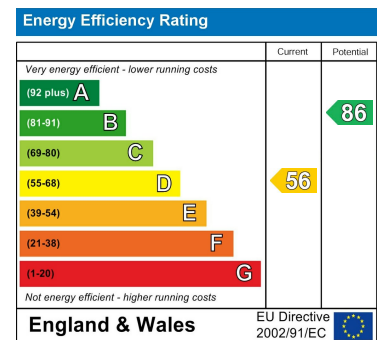
Total area: approx. 81.2 sq. metres (873.8 sq. feet)

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Plan produced using PlanIt.

## Area Map



## Energy Efficiency Graph



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