

25 Llwynderw Drive, West Cross, Swansea, City & County Of Swansea, SA3 5AP

£450,000

Welcome to this beautiful four-bedroom semi-detached home, set in a cul-de-sac location. Boasting stunning sea views to the rear, this property is spread over three floors, just moments away from the seafront, presenting an idyllic coastal lifestyle.

Upon entering, you'll find a spacious layout with four bedrooms spread over three floors (one currently in use as a dining room,) and a living room. Two bathrooms, including an en-suite, ensure convenience and comfort, while a downstairs toilet and a utility room add practicality to the layout. The layout also offers an opportunity for independent living to the ground floor. Outside, a low-maintenance rear garden awaits, thoughtfully laid to patio, offering a delightful space to unwind while soaking in the pleasant sea views. To the front, parking for two cars provide convenience and ease of living.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the cloakroom. Door to storage cupboard. Door to the integral garage. Door to the utility room. Door to to bedroom three.

Hallway



Cloakroom 6'8" x 3'5" (2.057 x 1.051)

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

Integral Garage 16'10" x 9'0" (5.143 x 2.744)

With a frosted double glazed sliding door to the front. Frosted double glazed window to the side. Running work surface incorporating a stainless steel sink and

drainer unit. Power and light. Plumbing for washing machine.

Utility Room/Kitchenette 11'1" x 6'11" (3.403 x 2.113)



With a double glazed window to the rear. Double glazed PVC door to the rear. Radiator. Running work surface incorporating a stainless steel sink. Four ring electric cooker with oven & grill under. Extractor hood over. Space for fridge/freezer. Wall mounted gas boiler.

Bedroom Three 15'2" x 9'1" (4.642 x 2.769)



With a double glazed window to the rear. Radiator. Door to storage cupboard. Door to en-suite.

Bedroom Three



En-Suite 6'6" x 6'1" (2.002 x 1.872)



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Radiator. Tiled walls.

First Floor

Landing

With stairs to the second floor. Radiator. Door to the kitchen. Door to the lounge. Door to dining room.

Bedroom Four/Dining Room 12'8" x 16'3" (3.869 x 4.959)



With a set of double glazed windows to the front. Radiator.

Dining Room



Kitchen 9'5" x 11'2" (2.893 x 3.412)



With double glazed windows to the side. 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 hob. Integral oven & grill. Radiator. Serving hatch in to the living room allowing for sea views.

Kitchen



Kitchen



Lounge 11'0" x 16'2" (3.358 x 4.953)



With a double glazed window to the rear and double glazed French patio doors to the rear Juliet balcony offering partial sea views. Radiator.

Lounge



Lounge



Lounge



Second Floor

Landing

With a door to the bathroom. Door to airing cupboard. Door to bedroom one. Door to bedroom two. Loft access. Radiator.

Bathroom 9'7" x 11'0" (2.923 x 3.374)



With a set of frosted double glazed windows to the side. Suite comprising; bathtub. Corner shower cubicle. Low level w/c. Wash hand basin.

Bathroom



Bedroom One 16'2" x 10'10" (4.940 x 3.304)



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

Bedroom One



Bedroom One



Bedroom Two 16'3" x 11'11" (4.956 x 3.637)



With a set of double glazed windows to the front. Radiator.

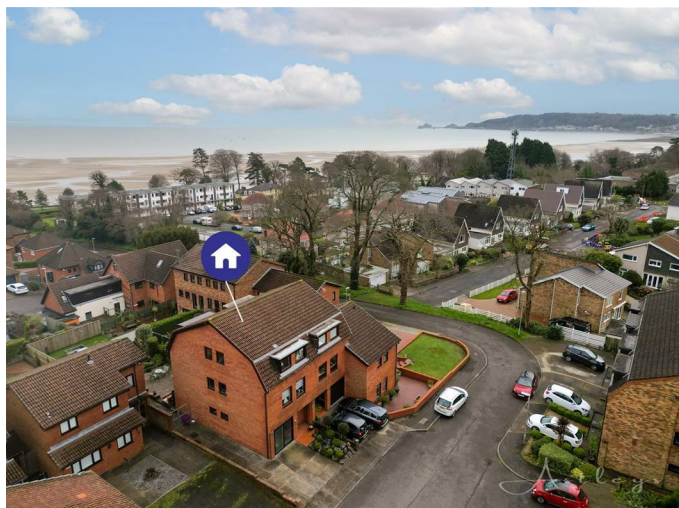
Bedroom Two



External



Aerial



Front



You have driveway parking for two vehicles. Side access to the rear. Rockery garden.

Rear



You have a low maintenance rear garden comprising; seating area with ample room for tables and chairs. Rockery garden.

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 - F

Tenure

Freehold.

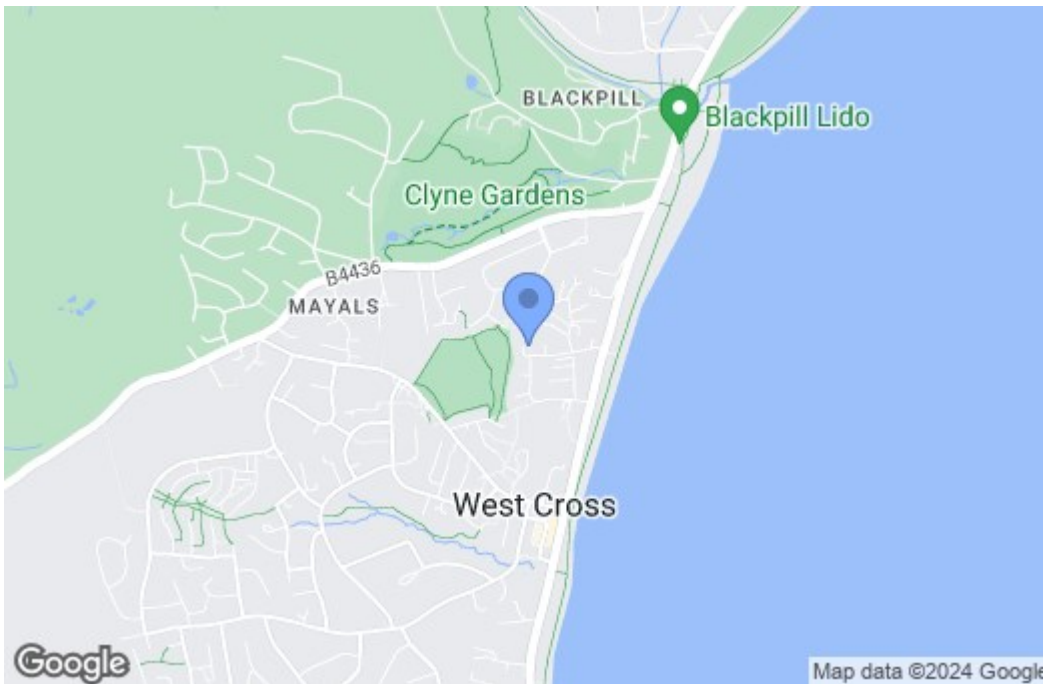
Floor Plan



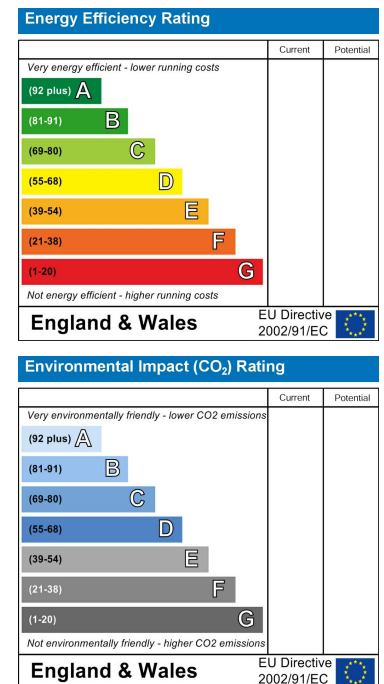
Total area: approx. 159.3 sq. metres (1714.8 sq. feet)

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Area Map



Energy Efficiency Graph



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