

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

**Offers Over £400,000**

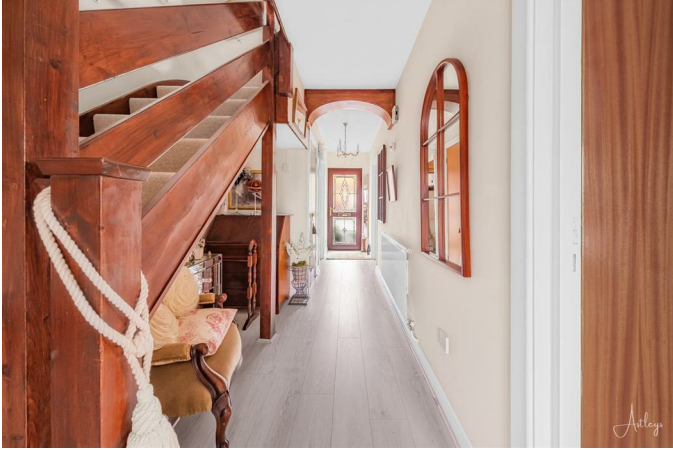
Welcome to this beautiful four-bedroom semi-detached home, set in a cul-de-sac location. Boasting stunning sea views to the rear, this property is spread over three floors, just moments away from the seafront, presenting an idyllic coastal lifestyle.

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.

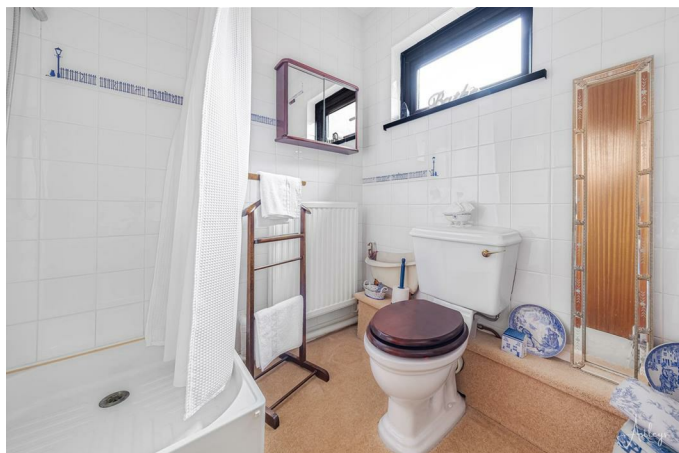
### Bedroom Three 15'2" x 9'1" (4.642 x 2.769 )



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

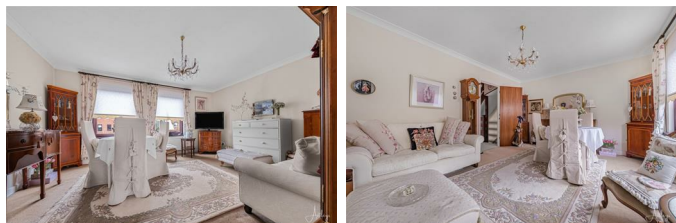
#### Landing

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**

**Aerial**



## External



## Rear



## Front



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

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.

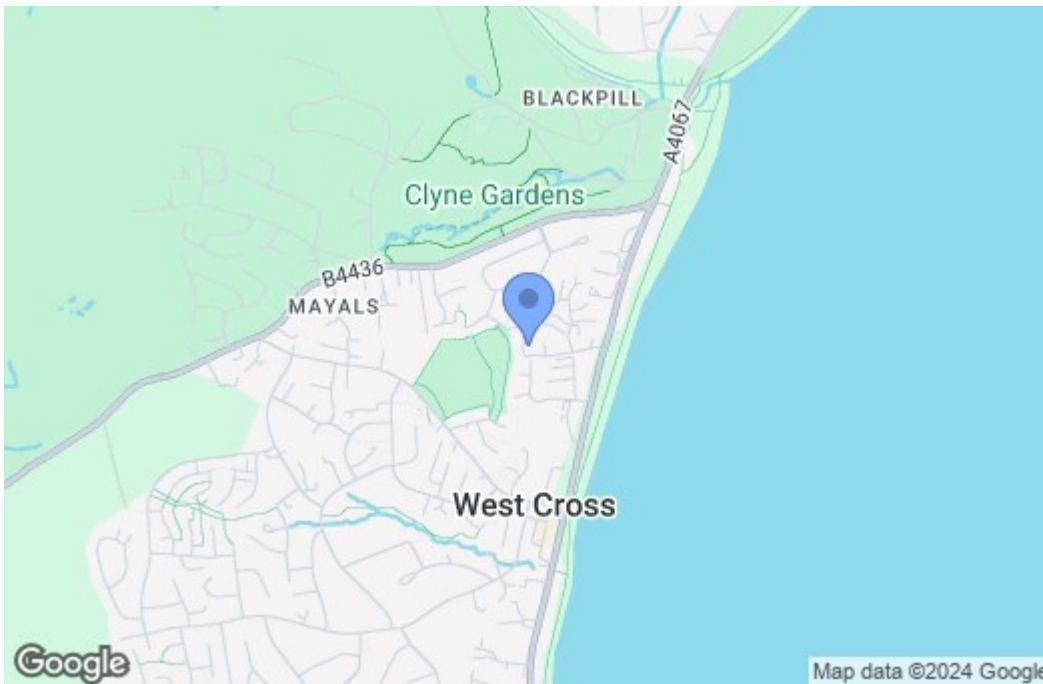
## Floor Plan



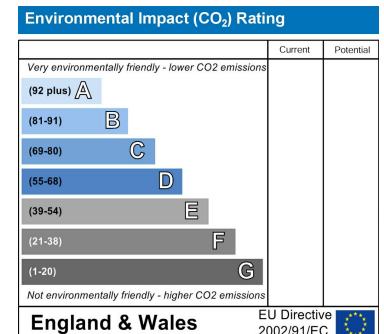
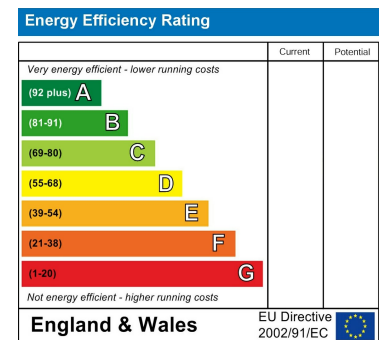
Total area: approx. 159.3 sq. metres (1714.8 sq. feet)

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 an 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 the 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 PlanIt.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.