



## 8 Llwynderw Close

West Cross, Swansea, SA3 5AF

**£475,000**

Nestled within the coveted Llwynderw Close in West Cross, this charming three-bedroom detached family home epitomizes comfort, style, and coastal living. Boasting partial sea views to the rear, this residence offers a tranquil retreat in a sought-after locale. Situated in a quiet Close, it ensures peace and privacy while being conveniently close to the vibrant seaside village of Mumbles.

Spanning across a plot size of 0.05 acres and sold with no onward chain, this property welcomes you with a spacious floor area of 1319.50 square feet. As you step inside, a welcoming hallway sets the tone for the tastefully designed interiors. The ground floor encompasses a thoughtfully laid out layout comprising a cloakroom, a lounge, an adjoining dining area, and a conservatory offering serene views. The well-appointed kitchen is a culinary haven, complemented by a utility room for added functionality. Additionally, a study for work or leisure pursuits.

- THREE BEDROOM DETACHED PROPERTY SET IN A QUIET LOCATION
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- SOLD WITH NO CHAIN
- CLOSE TO THE BUSTLING SEASIDE VILLAGE OF MUMBLES AND THE SEA FRONT PROMENADE
- PLOT SIZE OF 0.05 ACRES
- INTERNAL FLOOR AREA OF 1319.50 FT<sup>2</sup>
- PARTIAL SEA VIEWS TO THE REAR
- EXCELLENT TRANSPORT LINKS
- EER RATING - D

### Viewing

Please contact our Mumbles Office on 01792 369139 if you wish to arrange a viewing appointment for this property or require further information.



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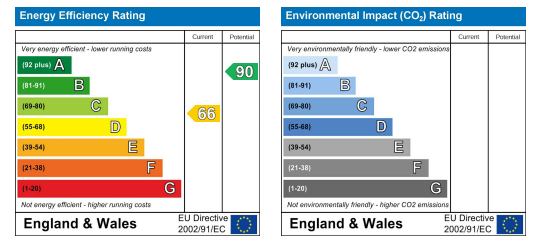
## Floor Plan



## Area Map



## Energy Efficiency Graph



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