



## 16 Alder Way, West Cross, Swansea, City & County Of Swansea, SA3 5PD

**£350,000**

Welcome to this four-bedroom family home nestled in an enviable location overlooking the picturesque Swansea Bay, offering awe-inspiring sea views that will surely captivate your senses. Situated on a generous plot of 0.10 acres, this property presents a rare opportunity to create your dream coastal retreat.

Upon arrival, you'll be greeted by the serene ambiance of the surrounding landscape and the promise of potential within. While the home requires updating throughout, its inherent charm and expansive layout offer a canvas for your imagination to flourish.

Spanning across 1478 square feet, the accommodation is thoughtfully arranged to accommodate modern family living. The ground floor boasts a cloakroom, a cozy lounge bathed in natural light, a dining room, kitchen

### Entrance

Via a frosted glazed door with frosted glazed side panel into the hallway.

### Hallway



With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen. Door to cloakroom. Doors to bedrooms three and four.

### Lounge 11'11" x 16'11" (3.638 x 5.165 )



With a set of double glazed windows to the front. Two radiators. Frosted glazed doors to the dining room. Electric fire set on tiled hearth.

### Lounge



### Dining Room 10'3" x 9'5" (3.146 x 2.879)



With a set of double glazed windows to the front offering partial sea views. Door to the kitchen. Radiator.

## Dining Room



## Kitchen



## Kitchen 10'5" x 9'9" (3.192 x 2.980)



With a frosted double glazed PVC door to the side. Double glazed window to the side. Tiled floor. 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. Plumbing for washing machine. Space for fridge/freezer.

## Cloakroom 7'9" x 5'11" (2.367 x 1.805)

With a frosted double glazed window to the side. W/C. Wash hand basin.

## Bedroom Three 11'11" x 10'9" (3.638 x 3.289)



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

**Bedroom Four 10'5" x 8'1" (3.186 x 2.469 )**



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

**First Floor**

**Landing**

You have loft access. Door to airing cupboard. Door to bathroom. Doors to bedrooms one and two.

**Bathroom 6'5" x 7'11" (1.956 x 2.415 )**



With a frosted double glazed window to the side. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Radiator. Tiled walls.

**Bathroom**



**Bedroom One 11'11" x 14'9" (3.657 x 4.500 )**



With a set of double glazed windows to the front offering breathtaking sea views of Swansea Bay. Radiator. Door to eaves storage. Door to built in storage cupboard.

### Bedroom One



### View



### Bedroom Two 12'0" x 10'10" (3.677 x 3.315 )



With a set of double glazed windows to the rear. Radiator. Doors to eaves storage.

### Bedroom Two



## Bedroom Two



## Driveway



## External



You have private driveway parking for two vehicles leading to the detached garage. Lawned garden that wraps around the property home to a variety of flowers, trees and shrubs.

## Aerial Aspect



## Aerial Aspect



## Services

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

**Council Tax Band**

Council Tax Band - F

**Tenure**

Freehold.

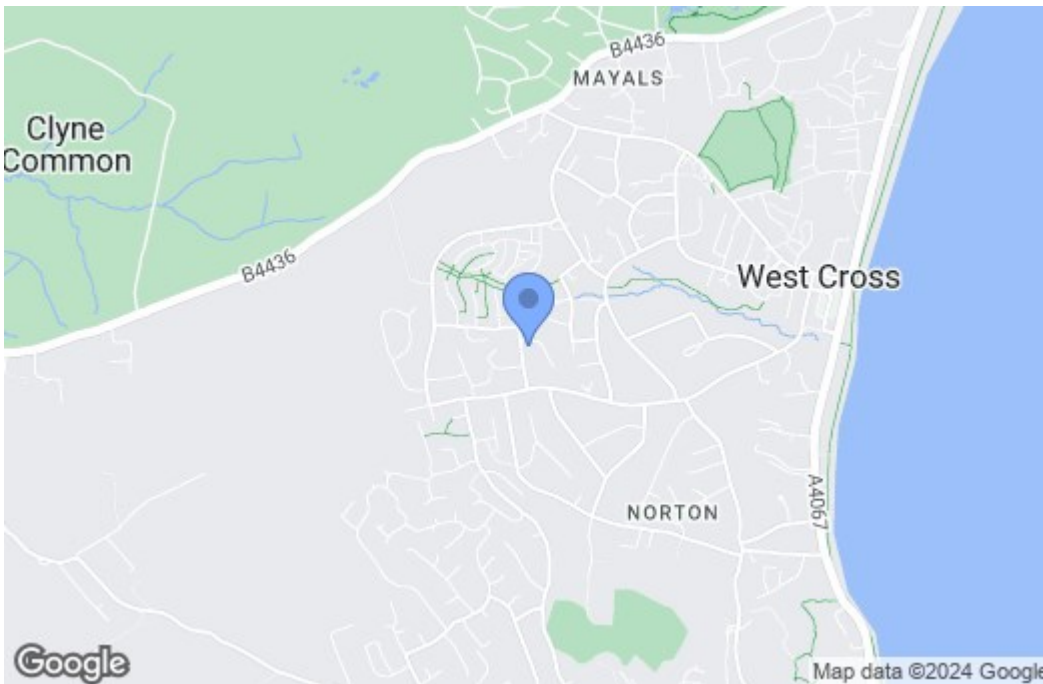
## Floor Plan



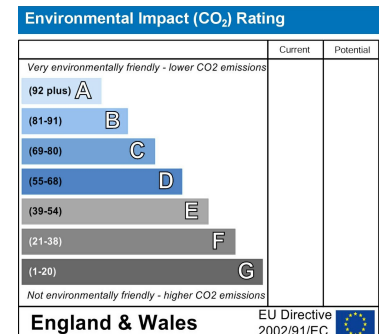
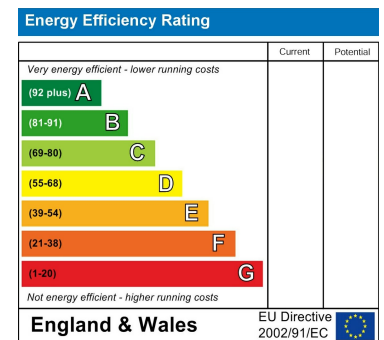
Total area: approx. 137.4 sq. metres (1478.9 sq. feet)

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Plan produced using FloorPlan.

## 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.