



54 Bellevue Road, West Cross, Swansea, City & County Of Swansea, SA3 5QB

£495,000

Introducing this captivating three-bedroom semi-detached property, nestled in a prime location offering unparalleled panoramic views of Swansea Bay, Mumbles Pier, and the iconic Mumbles Lighthouse. Boasting a generous plot size of 0.13 acres, this residence is a rare find, complemented by a floor area spanning 1614 square feet.

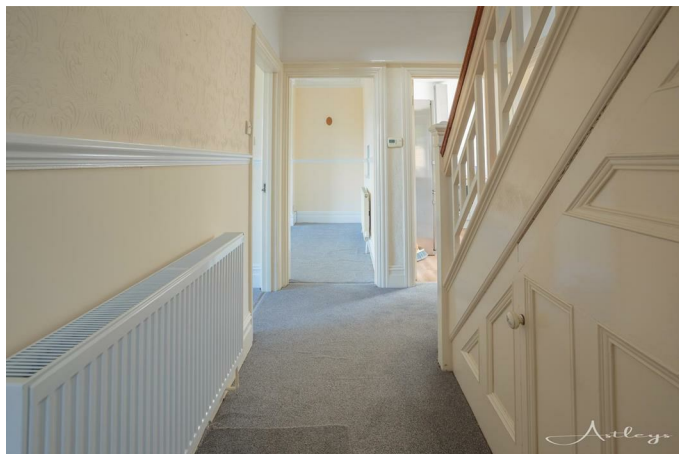
Upon entry, you are greeted by a welcoming hallway leading to a cloakroom, the ground floor unfolds into a spacious lounge, a cozy sitting room, a well-appointed kitchen, a dining room, and a convenient utility room, providing ample space for comfortable living and entertaining.

Ascending to the first floor, a bright and airy ambiance awaits, where a family bathroom and three generously proportioned double bedrooms await. Bedrooms one and two stand out, offering breathtaking sea views of

Entrance

Via a frosted glazed hardwood door into the hallway.

Hallway 14'3" x 7'0" (4.353 x 2.146)



With stairs to the first floor. Door to under stairs storage. Door to lounge. Door to sitting room. Door to kitchen. Door to the dining room. Radiator.

Lounge 9'11" x 13'10" (3.030 x 4.238)



With a double glazed bay window to the rear offering breathtaking sea views of Swansea Bay, Mumbles Lighthouse & Mumbles Pier. Two radiators. Feature fire place housing a gas fire.

Sitting Room 18'2" x 10'11" (5.562 x 3.338)



With a double glazed sliding patio to the rear garden again boasting breathtaking sea views of Swansea Bay, Mumbles Lighthouse & Mumbles Pier. Radiator. Feature fireplace housing a gas fire.

Sitting Room



Kitchen 11'3" x 10'1" (3.432 x 3.079)



With a set of double glazed windows to the front. Frosted double glazed PVC door to the front. Kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with oven & grill under. Extractor hood over. Integral dishwasher. Space for American style fridge/freezer.

Kitchen



Dining Room 14'2" x 10'6" (4.329 x 3.215)



With a double glazed bay window to the front. Two radiators. Feature fire place. Door to the cloakroom.

Dining Room



Cloakroom 7'0" x 4'0" (2.148 x 1.241)

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

Utility 6'10" x 9'9" (2.090 x 2.978)

With a frosted double glazed PVC door to the front. Frosted double glazed window to the front. Plumbing for washing machine.

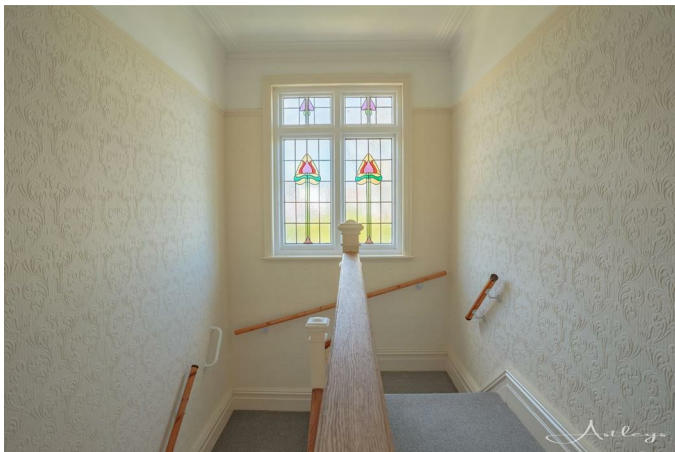
First Floor

Landing



With a feature stained glass window to the side. Door to bathroom. Door to w/c. Doors to bedrooms.

Landing



Bedroom One 13'4" x 14'0" (4.089 x 4.275)



With a double glazed bay window to the rear offering breathtaking panoramic sea views of Swansea Bay, Mumbles Lighthouse & Mumbles Pier. Radiator. Wash hand basin.

Bedroom One



View



Bedroom Two 14'7" x 11'4" (4.449 x 3.472)



With a double glazed window to the rear offering breathtaking panoramic sea views of Swansea Bay, Mumbles Lighthouse & Mumbles Pier. Radiator. Doors to built in wardrobes.

Bedroom Three 14'1" x 10'7" (4.318 x 3.226)



With a double glazed bay window to the front. Radiator. Wash hand basin.

Bathroom 9'2" x 7'7" (2.810 x 2.317)



With a frosted double glazed window to the front. Suite comprising; Bathtub. Corner shower cubicle with oversized shower head above. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Chrome heated towel rail. Spotlights. Loft access.

W/C 5'6" x 3'2" (1.681 x 0.979)

With a frosted glazed window to the front. Low level w/c.

External

Front



You have private driveway parking for several vehicles. Block paved garden to the front also. Side access to the rear.

Front



Front Aspect



Rear

You have a patio seating area with ample room for tables and chairs. Garden pond. Door to the workshop. Steps leading down to a further lawned area which houses a detached greenhouse and detached garden shed. Two apple trees. Steps down to a further lawned area. Rear garden is home to a variety of flowers, trees and shrubs.

Workshop 14'11" x 9'10", 780'10" (4,551 x 3,238)

With two frosted glazed windows to the front. Glazed window to the rear.

Rear Garden



Rear Garden



Rear Aspect



Rear Garden



Aerial Aspect



Rear Garden



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band: F
Annual Price: £2,574.64 (min)

Tenure

Freehold.

Floor Plan



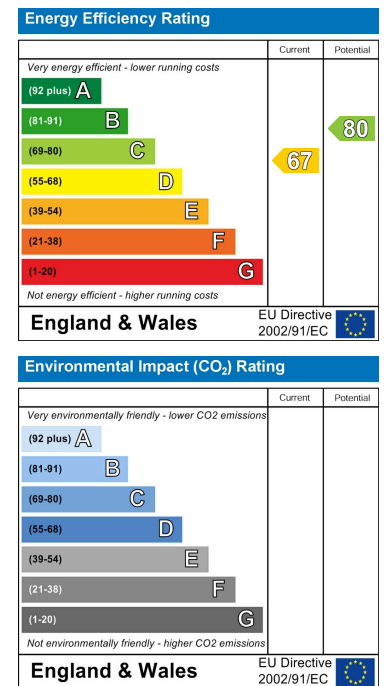
Total area: approx. 130.0 sq. metres (1614.1 sq. feet)

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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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