



## 8 Ambleside, West Cross, Swansea, City & County Of Swansea, SA3 5LN

**£195,000**

Welcome to this three-bedroom mid link terrace property, just a stone's throw away from the vibrant village of Mumbles. With no onward chain, this residence offers an enticing opportunity for a smooth transition into your new home.

Spanning across a floor area of 969.7 square feet and nestled on a plot size of 0.03 acres.

The accommodation comprises; hallway, lounge, dining room, kitchen, utility room and cloakroom on the ground floor.

### Entrance

Via a frosted double glazed PVC door into the hallway.

### Hallway



With stairs to the first floor. Radiator. Door to the lounge. Door to the dining room.

**Lounge 11'1" x 15'10" (3.398 x 4.833 )**



With a double glazed sliding door to the side leading to the garden. Feature gas fire set in fireplace.

### Lounge



### Lounge

### Lounge



**Dining Room 9'8" x 9'7" (2.955 x 2.923 )**



With a set of double glazed windows to the side. Door to the kitchen. Radiator.

**Kitchen 7'5" x 10'8" (2.266 x 3.260 )**



With a set of double glazed windows to the front. Door to the utility room. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Space of cooker. Space for fridge/freezer.

**Kitchen**



**Kitchen**

**Utility Room 8'7" x 10'7" (2.619 x 3.251 )**



With a frosted double glazed PVC door to the rear. Door to the cloakroom. Frosted double glazed window to the front. Space for washing machine. Space for fridge/freezer.

**Cloakroom 3'10" x 4'2" (1.172 x 1.277 )**



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

**First Floor**

**Landing**



You have a door to the shower room. Doors to bedrooms. Door to airing cupboard. Loft access.

**Bedroom One 15'7" x 8'8" (4.759 x 2.662)**



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

**Bedroom One**



**Bedroom Two 9'7" x 10'4" (2.931 x 3.175 )**



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

**Bedroom Three 9'7" x 6'5" (2.936 x 1.981 )**



With a set of double glazed windows to the side. Radiator. Door to built in storage cupboard.

**Shower Room 6'7" x 5'9" (2.027 x 1.754 )**

With a frosted double glazed window to the front. Suite comprising; walk in shower. W/C. Wash hand basin. Radiator. Tiled walls. Extractor fan.

**External**

To the side you have a lawned area and detached garden shed. Gate to the front.

**Aerial Aspect**



**Aerial Aspect**



**Garden**



## Garden



## Services

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

## Council Tax Band

Council Tax Band - D

## Tenure

Freehold.

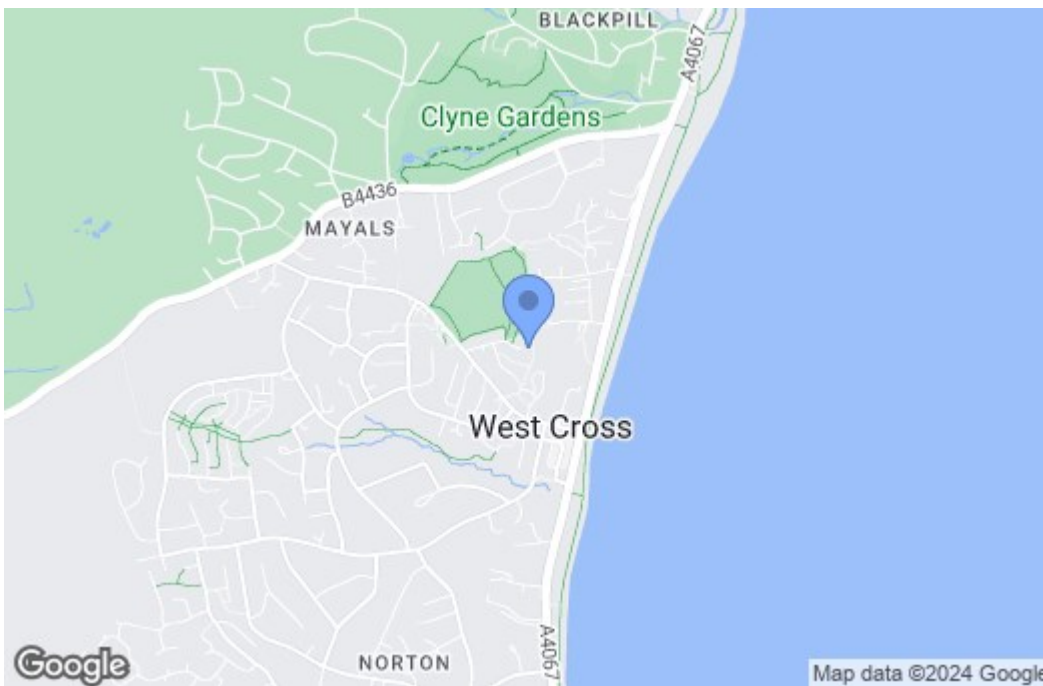
## Floor Plan



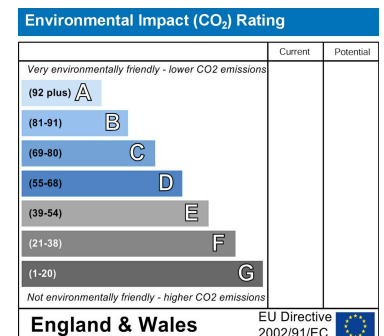
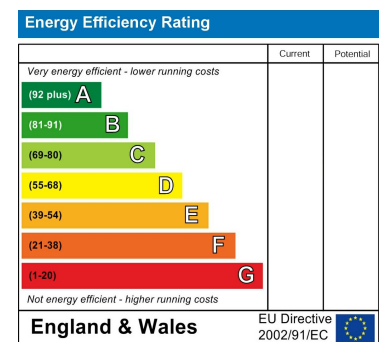
Total area: approx. 90.1 sq. metres (969.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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