



24 Rushwind Close, West Cross, Swansea, City & County Of Swansea, SA3 5RF

Offers In The Region Of £425,000

Welcome to this charming three-bedroom link detached family home, ideally positioned to embrace the best of coastal living. Nestled just a stone's throw away from the captivating allure of Mumbles and the breathtaking Langland Bay, this residence offers a harmonious blend of convenience and tranquility.

As you step inside, a warm and inviting ambience greets you, starting with the spacious hallway leading you through the thoughtfully laid out ground floor. The ground level features a cloakroom for added convenience, a generously proportioned lounge/dining room that exudes comfort and versatility, complemented by the delightful addition of a conservatory, inviting the outdoors in. The well-appointed kitchen caters to the practical needs of a modern family, while the integral garage provides both storage and convenience.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With a double glazed window to the front. Stairs to the first floor. Door to cloakroom. Door to lounge/dining room. Door to the kitchen. Radiator.

Cloakroom 5'2" x 3'4" (1.576 x 1.028)

With a frosted double glazed window to the front. Suite comprising; low level w/c. Wash hand basin. Tiled floor. Radiator.

Lounge/Dining Room 23'1" x 13'8" (7.049 x 4.183)



With a double glazed bay window to the front. Radiator. Door to the kitchen. Sliding double glazed door to the conservatory.

Lounge/Dining Room



Lounge/Dining Room



Conservatory 6'4" x 9'2" (1.936 x 2.814)



With a double glazed PVC door to the rear. Glazed on all sides.

Kitchen 13'3" x 21'0" (4.054 x 6.426)



With a double glazed window to the rear. Double glazed French patio doors to the rear. A beautifully appointed Sigma kitchen fitted with a range of base and wall units, running quartz work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Four ring 'total surface' Neff hob with extractor hood over. Integral dishwasher. Space for American style fridge/freezer. Integral Neff oven & grill. Integral Neff oven & grill and microwave with warming draw. Central breakfast island with

quartz worktop. Door to pantry. Door to the integral garage. Radiator. Spotlights.

Kitchen



Kitchen

Kitchen



Integral Garage 17'9" x 10'0" (5.435 x 3.052)

Currently used as a utility room. With plumbing for washing machine. Stainless steel sink and drainer unit. With an electric 'up & over' door. Power and light.

First Floor

Landing

With a frosted double glazed window to the side. Door to bathroom. Door to bedrooms. Loft access.

Bathroom 9'2" x 9'6" (2.814 x 2.899)



With a frosted double glazed window to the front. A well-appointed suite comprising; bathtub with shower over. Low-level w/c. Wash hand basin. Tiled floor. Tiled walls. Radiator. Door to airing cupboard.

Bathroom

Bathroom



Bedroom One 11'4" x 12'6" (3.470 x 3.813)



With a double glazed window to the front offering a pleasant outlook over the common. Radiator. Doors to built in wardrobes.

Bedroom One



Bedroom One



Bedroom Two



Bedroom Two 11'5" x 10'3" (3.480 x 3.127)



With a double glazed window to the rear. Radiator.

Bedroom Three 10'1" x 9'0" (3.088 x 2.756)



With a double glazed window to the rear. Radiator.

External

Front

You have driveway parking leading to the integral garage. Lawned garden. Side access to the rear.

Rear

You have a South facing rear garden which comprises; patio seating area leading up to a lawned area.

Rear Garden



Aerial Aspect



Rear Garden



Aerial Aspect



Aerial Aspect



Services

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

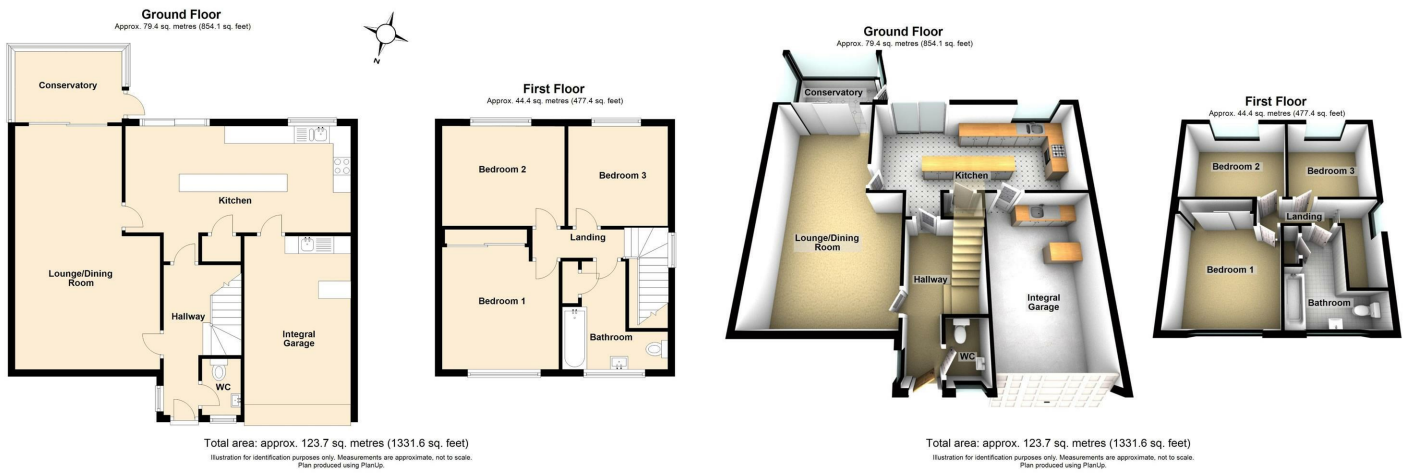
Council Tax Band

Council Tax Band - F

Tenure

Freehold.

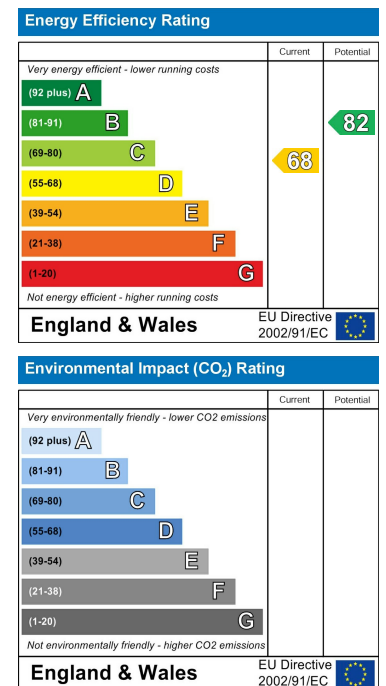
Floor Plan



Area Map



Energy Efficiency Graph



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