



## 9 Moorside Road, West Cross, Swansea, City & County Of Swansea, SA3 5EY

**Offers Over £550,000**

Nestled in a serene locale overlooking the picturesque Swansea Bay, this charming four-bedroom detached family home offers a perfect blend of coastal living and modern comfort. With captivating sea views visible from the lounge, dining room, and bedrooms one and three, every moment spent here is bound to be infused with tranquility and beauty.

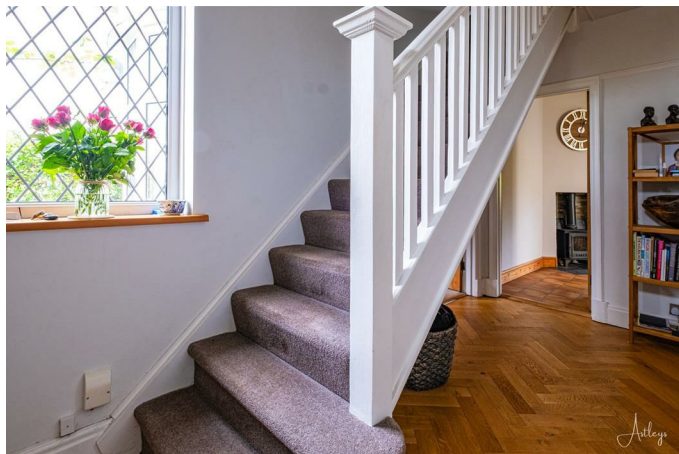
Upon entering, you are greeted by a welcoming hallway that sets the tone for the spacious and well-appointed accommodation within. The ground floor boasts a versatile layout, featuring a dining room, lounge, kitchen, breakfast room, utility area, and cloakroom. Whether you're entertaining guests or enjoying quality time with family, the seamless flow between these spaces ensures convenience and relaxation.

Ascend to the first floor to discover a bright and airy ambiance accentuated by natural light filtering through the windows. Here, you'll find a modern bathroom and four generously sized bedrooms, including a luxurious

### Entrance

Via a purpose made hardwood door into the hallway.

**Hallway 13'7" x 7'0" (4.146 x 2.141 )**



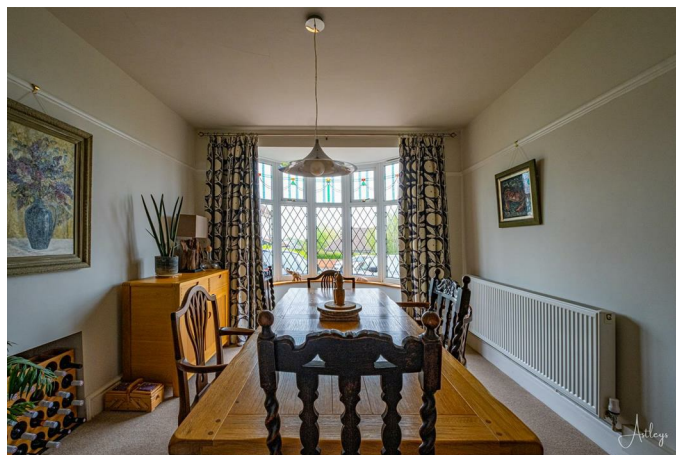
With stairs to the first floor. Radiator. Double glazed window to the front. Door to the dining room. Door to the kitchen. Door to the lounge.

**Dining Room 13'11" x 11'4" (4.266 x 3.470 )**



With a double glazed bay window to the front offering partial sea views. Radiator.

### Dining Room



**Lounge 22'3" x 10'10" (6.803 x 3.32 )**



With a double glazed bay window to the front offering partial sea views. Set of double glazed windows to the rear. Two radiators. Feature gas fire.

## Lounge



## Lounge



## Lounge



## Kitchen 8'5" x 18'5" (2.583 x 5.617)



With a set of double glazed windows to the side. Opening to the breakfast room. Feature wood burner set on slate hearth. Door to pantry. Tiled floor. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring Neff gas hob with extractor hood over. Integral Neff oven & grill. Space for fridge/freezer. Space for dishwasher.

## Kitchen



## Kitchen



## Breakfast Room 14'0" x 6'6" (4.282 x 2.006)



With a set of double glazed windows to the rear garden. Door to the utility area. Tiled floor. Radiator.

## Breakfast Room



## Utility Area 4'11" x 2'6" (1.512 x 0.783 )

With a double glazed PVC door to the rear. Double glazed window to the rear. Door to the cloakroom. Plumbing for washing machine. Tiled floor.

## Cloakroom 4'4" x 4'10" (1.338 x 1.498 )

With a frosted double glazed window to the side. Suite comprising; W/C. Wash hand basin. Tiled floor.

## First Floor

### Landing

With a door to the bathroom. Doors to bedrooms. Loft access.

## Bathroom 6'11" x 7'11" (2.124 x 2.429 )



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. W/C. Bidet. Wash hand basin. Radiator. Tiled walls. Extractor fan.

## Bathroom



## Bedroom One



## Bedroom One 14'9" x 14'2" (4.515 x 4.342 )



With a double glazed bay window to the front offering breathtaking sea views of Swansea Bay. Radiator. Door to en-suite. Wash hand basin.

## En-Suite 7'1" x 6'11" (2.176 x 2.128 )



With a Velux roof window to the side. Suite comprising; bathtub. W/C. Radiator.

**Bedroom Two 12'3" x 10'4" (3.737 x 3.157 )**



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

**Bedroom Two**



**Bedroom Three 9'11" x 11'1" (3.023 x 3.396 )**



With a double glazed bay window to the front offering breathtaking sea views of Swansea Bay. Radiator

**Bedroom Three**



**Bedroom Four 12'1" x 18'4" (3.687 x 5.608 )**



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

**Bedroom Four**



**External**

**Another Aspect**



**Another Aspect**



## Front



You have private driveway parking for three vehicles leading to the detached garage. Lawned garden home to a variety of flowers, trees and shrubs. Side access to the rear.

## Front



## Aerial Aspect



## Rear



You have a raised patio seating area with ample room for tables and chairs. Steps leading to a lawned garden home to a variety of flowers, trees and shrubs. Raised decked seating area. Detached greenhouse. Raised vegetable plot.



Rear



Rear



Rear



Rear



Rear



Rear



### **Services**

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

### **Council Tax Band**

Council Tax Band - G

### **Tenure**

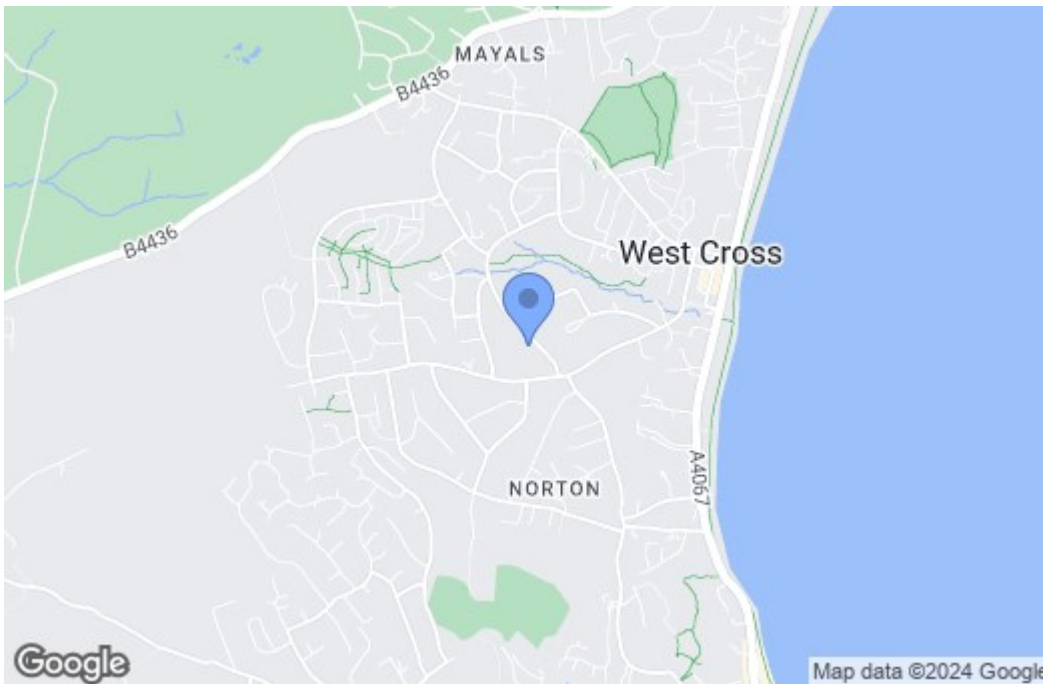
Freehold.

## Floor Plan

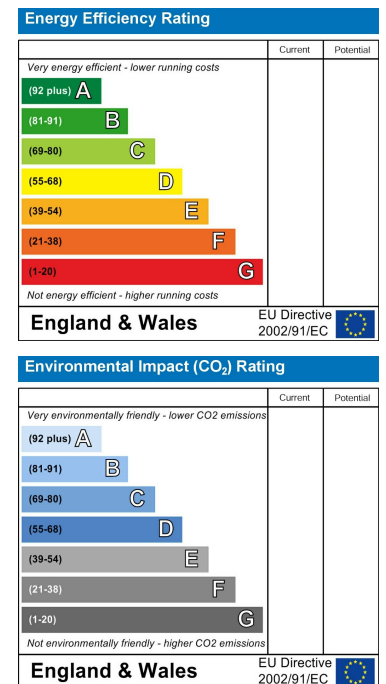


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Plan produced using Planity.

## Area Map



## Energy Efficiency Graph



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