



44 Eastmoor Park Crescent, West Cross, Swansea, City & County Of Swansea, SA3

£485,000

Nestled in the serene and sought-after area of Eastmoor Park Crescent, this delightful three-bedroom detached family home offers a perfect blend of tranquility and convenience. Located just a short distance from the bustling village of Mumbles, this property is ideal for those seeking a peaceful retreat without sacrificing access to vibrant local amenities.

The home sits on a plot size of 0.10 acres and boasts a spacious floor area of 2003.6 sq ft. Upon entering, you are welcomed by a porch that leads into a spacious hallway. The ground floor features a convenient shower room, a lounge perfect for relaxation, an elegant dining room for formal entertaining, and a bright conservatory offering lovely garden views. Additionally, there is a versatile second bedroom on the ground floor, which can also serve as a home office. The well-appointed kitchen/breakfast room is ideal for family meals and everyday living. The ground floor also includes an integral garage providing secure parking for one vehicle and additional storage space.

Entrance

Via a frosted double glazed PVC door into the porch.

Porch 5'7" x 16'4" (1.704 x 4.992)



With a set of double glazed windows to the front. Sliding doors to built in storage cupboard. Spotlights. Frosted glazed hardwood door with frosted glazed side panel into the hallway.

Porch

Hallway

With stairs to the first floor. Two radiators. Door to the shower room. Door to the lounge. Door to the dining room. Door to bedroom two. Sliding door to the kitchen/breakfast room.

Hallway

Shower Room 8'8" x 2'11" (2.666 x 0.914)



With a frosted window to the front. Suite comprising; walk in shower cubicle. W/C. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Spotlights.

Shower Room

Bedroom Two 12'2" x 8'5" (3.727 x 2.581)



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

Bedroom Two

Lounge 18'0" x 12'9" (5.504 x 3.891)

With an opening to the kitchen/breakfast room. Doors to the dining room. Electric fire. Radiator.

Lounge



Lounge



Dining Room 11'8" x 12'9" (3.577 x 3.893)



With a set of doors to the lounge. Double glazed sliding door to the conservatory. Radiator.

Dining Room

Conservatory 12'0" x 12'6" (3.671 x 3.811)



With a double glazed sliding door to the side. Double glazed windows to the front & side. Tiled floor. Electric radiator.

Conservatory



Kitchen/Breakfast Room



Kitchen/Breakfast Room 24'5" x 22'0" (7.450 x 6.719)



Kitchen/Breakfast Room



With a double glazed window to the side. Set of double glazed windows to the front. Frosted double glazed PVC door to the front. Sliding door to the hallway. Door to the integral garage. Set of three lantern style skylights. Two radiators. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Central breakfast island. Space for dishwasher. Space for fridge/freezer. Integral four ring ceramic hob with extractor hood over. Integral double oven & grill. Spotlights.

Kitchen/Breakfast Room

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room

Integral Garage 12'8" x 9'6" (3.884 x 2.919)

With an 'up & over' door. Power and light. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

First Floor

Landing

With a set of sliding doors to the storage cupboards. Door to airing cupboard. Doors to bedrooms one & three. Door to the bathroom.

Bedroom One 13'2" x 11'9" (4.028 x 3.606)



With a set of double glazed windows to the side. Radiator. Sliding doors to built in storage cupboard. Doors to eaves storage.

Bedroom One

Bedroom Three 9'8" x 5'10" (2.971 x 1.781)

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

Bedroom Three



Bathroom 9'8" x 5'10" (2.971 x 1.781)



With a frosted double glazed window to the front. Suite comprising; bathtub with shower over. Wash hand basin. W/C. Tiled walls. Chrome heated towel rail.

External

Aerial Aspect



Aerial Aspect

Aerial Aspect



Aerial Aspect

Another Aspect



Front



You have private driveway parking for one vehicle leading to the integral garage. Off road parking for two vehicles. Low maintenance patio garden home to a variety of flowers, trees and shrubs.

Front

Front



Side

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs.

Side



Side



Services

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

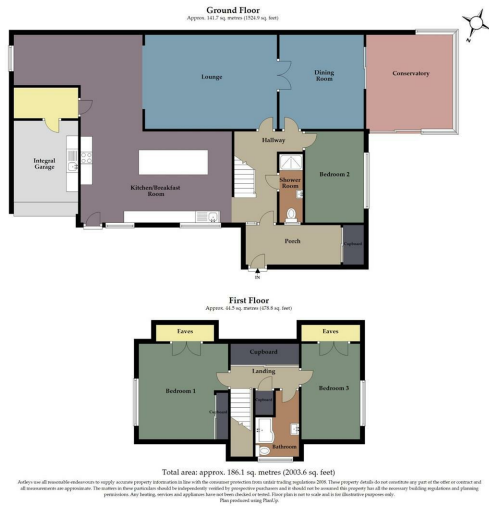
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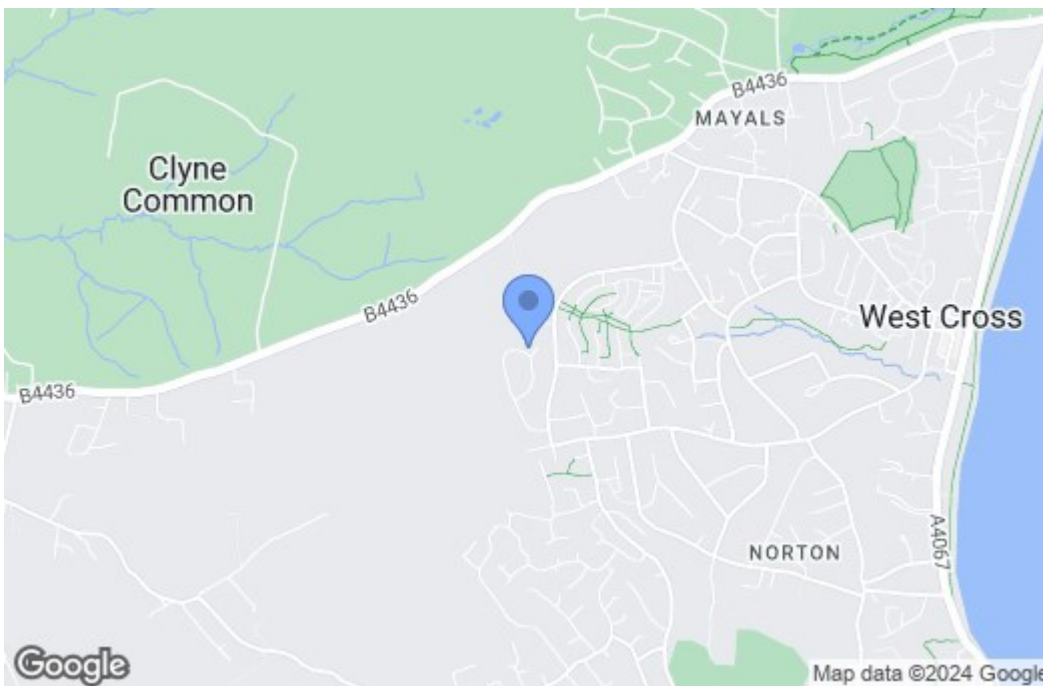
Tenure

Freehold.

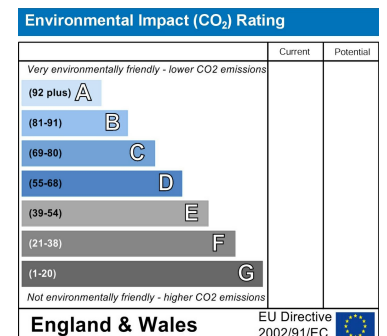
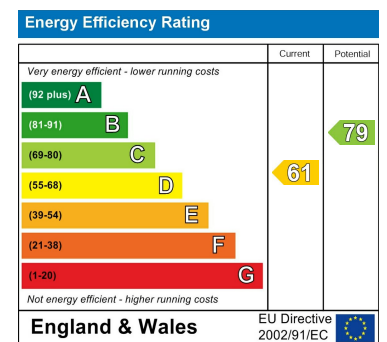
Floor Plan



Area Map



Energy Efficiency Graph



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