



18 Sycamore Road, West Cross, Swansea, City & County Of Swansea, SA3 5LB

£225,000

Nestled in the charming coastal enclave of West Cross, this semi-detached three-bedroom property offers a unique blend of spacious living, breathtaking sea views, and immense potential for outdoor enthusiasts. With a generous plot size of approximately 0.09 acres, this home is a rare find in a highly sought-after location.

Key Features:

Location: Situated in West Cross, this property benefits from the idyllic backdrop of Mumbles Bay and Mumbles Pier, providing residents with an ever-changing, picturesque seascape that's nothing short of enchanting.

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 kitchen.

Lounge 12'2" x 14'0" (3.731 x 4.292)



With a set of double glazed windows to the front. Radiator. Opening to the dining room.

Lounge



Lounge

Dining Room 7'10" x 10'4" (2.413 x 3.156)



With a double glazed sliding door to the conservatory. Radiator.

Dining Room



Conservatory 13'8" x 11'7" (4.174 x 3.550)

With a set of double glazed doors to the rear garden. Double glazed windows to the rear offering breathtaking sea views of Swansea Bay and beyond. Views of Mumbles Pier and Mumbles Lighthouse.

Conservatory



Kitchen 9'1" x 10'2" (2.77 x 3.12)



With a door to the lean to. Double glazed window to the rear offering breath-taking sea views of Swansea Bay and beyond. The 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 extractor hood over. Oven & grill under. Integral dishwasher.

Kitchen



Kitchen



Kitchen



Lean To



With a door to the cloakroom. Double glazed PVC door with double glazed side panel to the rear.

Cloakroom

With a frosted double glazed window to the side. W/C.

First Floor

Landing

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

Bathroom 5'9" x 7'2" (1.766 x 2.202)



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

Bathroom

Bedroom One 12'3" x 12'1" (3.747 x 3.688)



With a set of double glazed windows to the front. Radiator. Doors to fitted wardrobes.

Bedroom One



Bedroom Two 13'5" x 8'8" (4.109 x 2.644)



With a double glazed window to the rear boasting spectacular sea views of Mumbles Bay, Mumbles Pier & Mumbles Lighthouse. Radiator.

Bedroom Two



Bedroom Two

Bedroom Two



Bedroom Three 9'0" x 8'7" (2.745 x 2.630)

With a double glazed window to the front. Radiator.

Bedroom Three



External

Another Aspect



Front

You have a lawned garden home to a variety of flowers, trees and shrubs. Patio seating area. Side access to the rear.

Front Garden



Front Garden

Side

PVC door to storage area. Access to the rear.

Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Steps down to a further lawned area home to a variety of flowers, trees and shrubs. Detached garden shed. The rear boasts an

incredible aspect providing sea views of Swansea Bay and views of Mumbles Pier and Mumbles Lighthouse.

Views

Views

Views



Rear Garden



Rear Garden



Rear Garden



Rear Garden

Rear Aspect



This property is of non-traditional construction.

Aerial Aspect

Aerial Aspect



Aerial Aspect

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 - C

Tenure

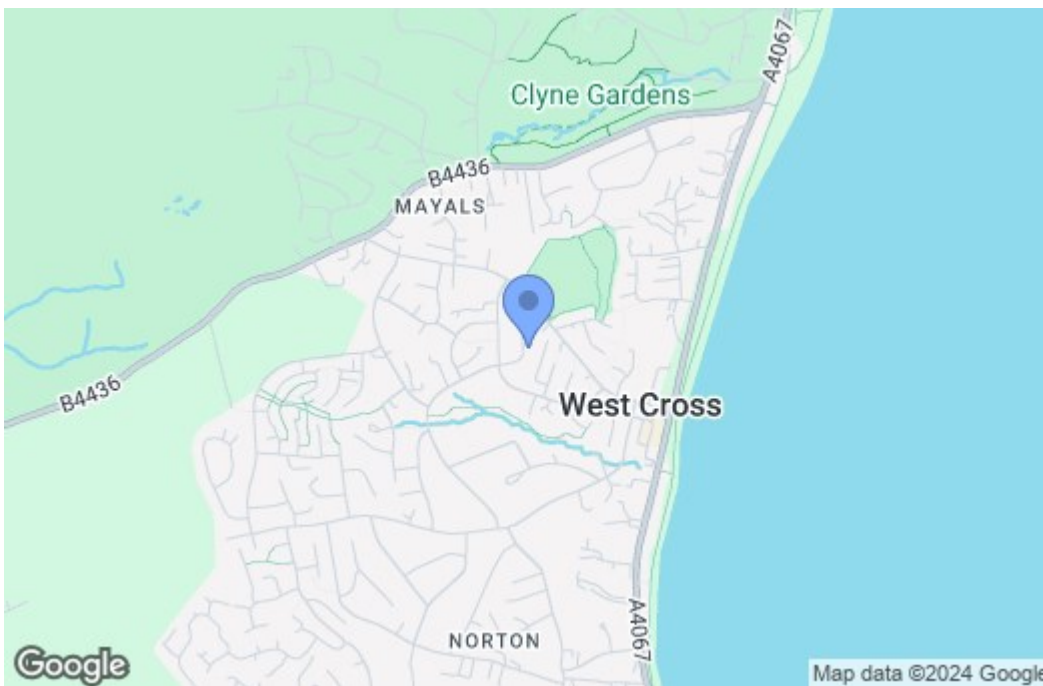
Freehold.

Agent Note

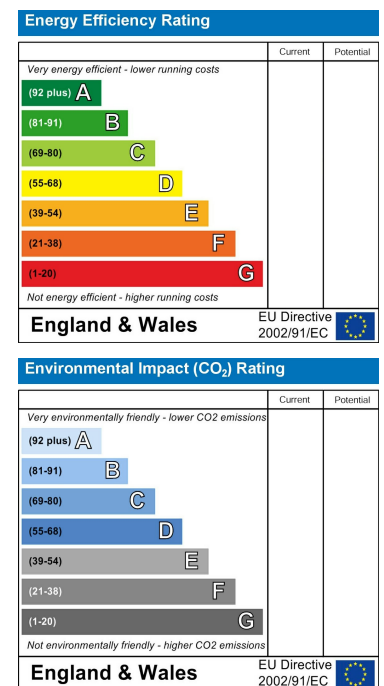
Floor Plan



Area Map



Energy Efficiency Graph



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