



10 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 0.14 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 double glazed PVC door into the porch.

Porch

With a frosted double glazed PVC door into the hallway. Tiled floor. Double glazed windows to the front.

Hallway

With stairs to the first floor. Door to the lounge. Door to the kitchen/dining area. Radiator.

Lounge 11'11" x 13'10" (3.651 x 4.235)



With an opening to the kitchen/diner. Double glazed window to the front. Radiator.

Lounge



Kitchen/Diner 8'9" x 20'11" (2.686 x 6.388)



With an opening to the breakfast room. Door to the lean to. Double glazed window to the rear boasting sea views of Mumbles Bay and Mumbles Pier. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge/freezer. Space for washing machine. Radiator.

Kitchen/Diner



Kitchen/Diner



Breakfast Room 5'7" x 12'6" (1.721 x 3.817)



With a double glazed PVC door to the rear. Double glazed windows to the rear offering panoramic sea views of Mumbles Bay and Mumbles Pier.

Lean To 17'9" x 4'3" (5.420 x 1.308)

With a frosted double glazed window to the side. Frosted double glazed PVC door to the side. Door to w/c.

W/C 4'1" x 2'10" (1.267 x 0.875)

With a frosted double glazed window to the side. Low level 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" (1.775 x 2.194)



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

Bedroom One 13'10" x 8'9" (4.226 x 2.676)



With a double glazed window to the rear boasting spectacular sea views of Mumbles Bay and Mumbles Pier. Doors to fitted wardrobes.

Bedroom One



View



View



Bedroom Two 12'3" x 12'4" (3.746 x 3.763)



With a double glazed window to the front. Radiator.
Doors to fitted wardrobes.

Bedroom Two



Bedroom Three



Bedroom Three 9'6" x 8'10" (2.910 x 2.706)



With a double glazed window to the front.

External

Front Aspect



Front

You have a lawned garden. Patio area. Side access to the rear.

Rear Aspect



Rear Garden



Rear

You have a patio seating area and lawned area. Path down to an area that needs cutting back but offers huge potential to expand the garden. Aspect at the rear is superb, you have panoramic sea views of Mumbles Bay and Mumbles Pier.

View



Rear Garden



Council Tax Band

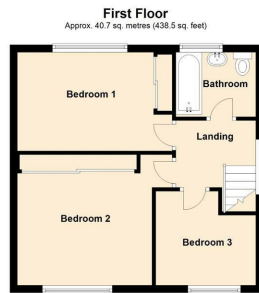
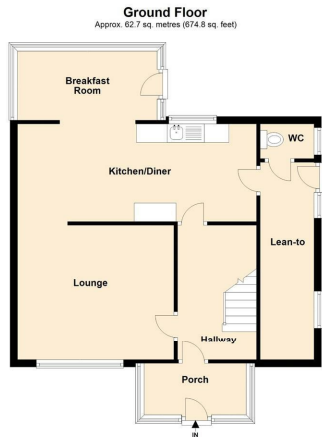
Council Tax Band - C

Council Tax Estimate - £1,584

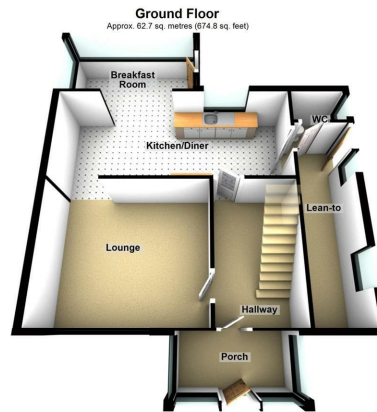
Tenure

Freehold.

Floor Plan

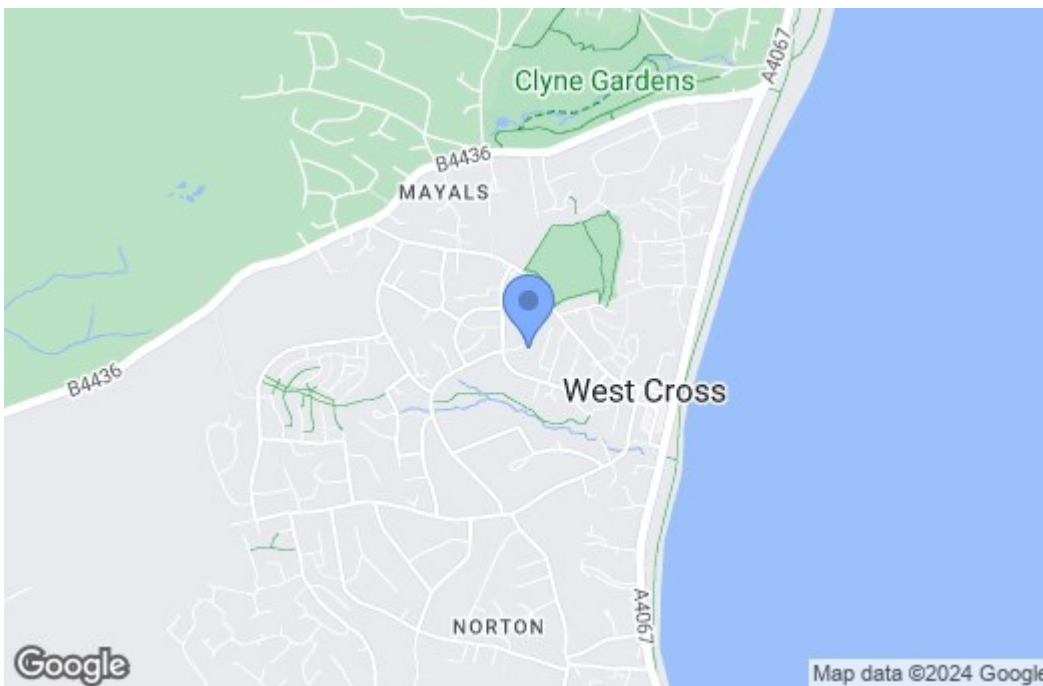


Total area: approx. 103.4 sq. metres (1113.2 sq. feet)
Illustration for identification purposes only. Measurements are approximate, not to scale.
Plan produced using PlanUp.

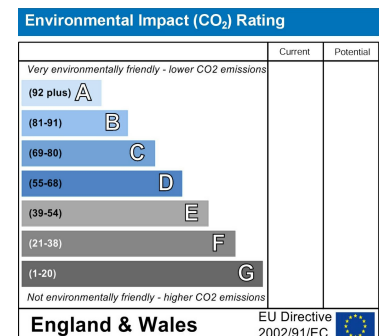
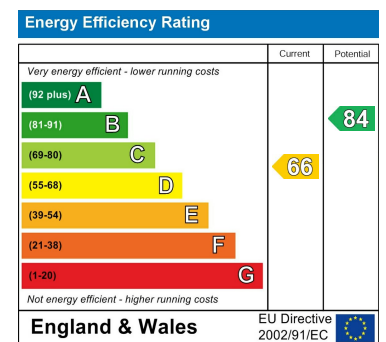


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Area Map



Energy Efficiency Graph



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