



## 23 Linden Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5LE

**Offers Over £200,000**

This semi-detached three-bedroom home offers spacious living, sea views, and beautiful gardens. With a generous plot size of approximately 0.07 acres, this home is a rare find in a highly sought-after location.

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.

Plot Size: The property sits on an impressive plot of approximately 0.07 acres, offering ample space for various outdoor activities and the opportunity to expand and personalize the garden to your heart's content.

Floor Area: Boasting a generous floor area of 936 square feet, this home provides ample room for comfortable living.

### 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 12'0" x 13'10" (3.682 x 4.223 )



With a set of double glazed windows to the front offering partial sea views. Radiator. Doors to the dining room.

### Lounge



### Dining Room 8'5" x 10'5" (2.567 x 3.185 )



With a door to the kitchen. Set of double glazed windows to the rear. Radiator.



## Dining Room



## Kitchen



## Kitchen 9'0" x 10'6" (2.755 x 3.216)



With a set of double glazed windows to the rear. Door to the lean to. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Four ring hob with oven and grill under. Extractor hood over. Radiator. Tiled walls.

## Lean To

With a door to the cloakroom. Double glazed PVC door to the side.

## W/C

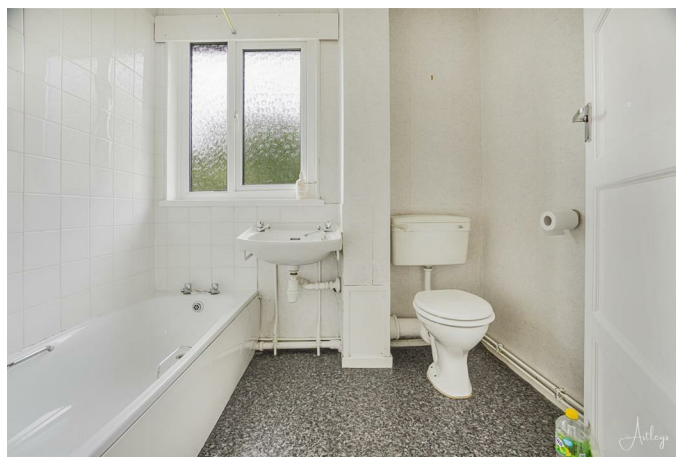
With a frosted double glazed window to the side. W/C.

## First Floor

## Landing

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

## Bathroom 5'11" x 7'4" (1.817 x 2.236)



With a set of frosted double glazed windows to the rear. Suite comprising: bathtub. Wash hand basin. W/C. Radiator.

**Bedroom One 12'3" x 12'1" (3.755 x 3.703 )**



With a set of double glazed windows to the front offering partial sea views of Swansea Bay. Doors to built in wardrobes. Radiator.

**Bedroom One**



**Bedroom Two 8'9" x 13'5" (2.675 x 4.112 )**



With a set of double glazed windows to the rear. Radiator. Door to built in wardrobe.

**Bedroom Two**





### Bedroom Three 9'2" x 8'7" (2.812 x 2.619 )



With a set of double glazed windows to the front offering partial sea views of Swansea Bay. Radiator.

#### External

##### Front

You have a lawned garden home to a variety of flowers and shrubs. Side access to the rear.

##### Side

You have a door to built in storage. Opening to the rear garden.

##### Rear



The rear garden is laid to lawn. Detached garden shed.

### Rear Garden



### Rear Garden



## Aerial



## Aerial



## Services

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

## Council Tax Band

Council Tax Band - C

## Tenure

Freehold.



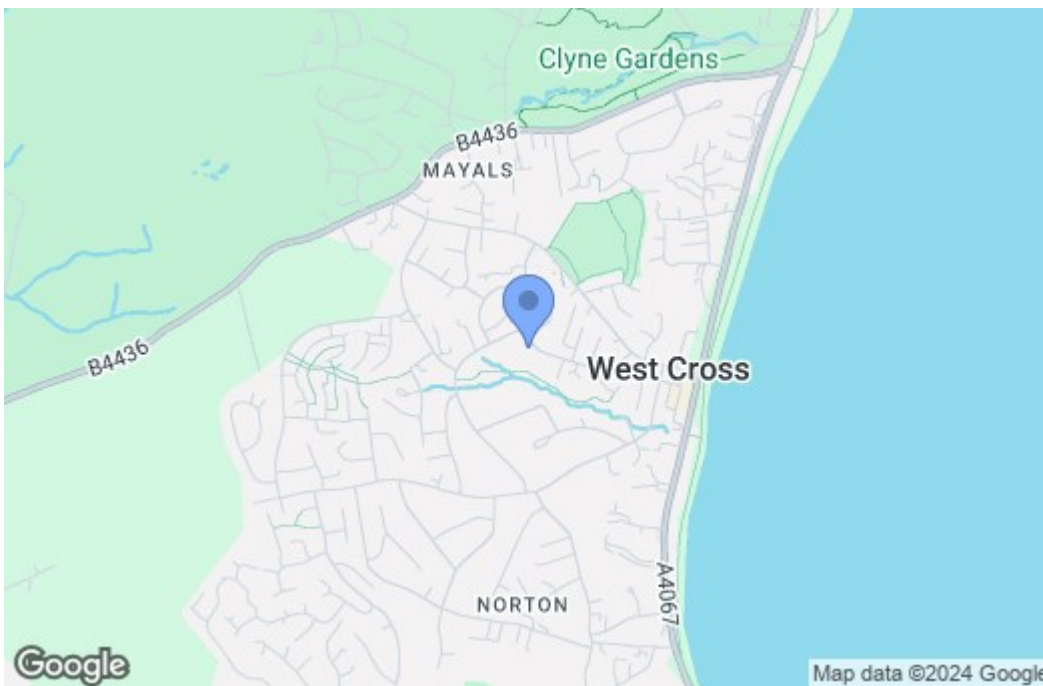
# Floor Plan



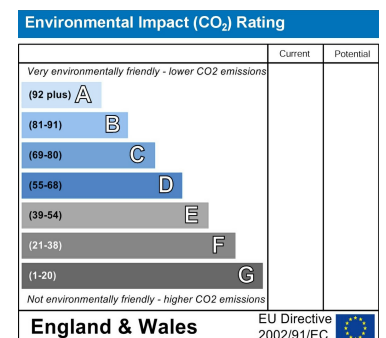
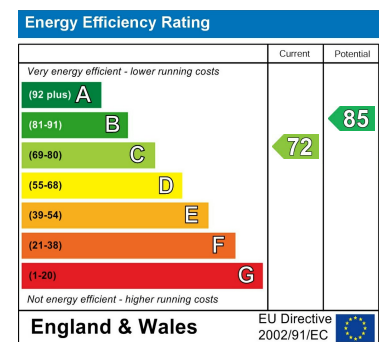
Total area: approx. 87.0 sq. metres (936.1 sq. feet)

Address and all measurable dimensions to single accurate property information is by 2008 or current Ordnance Survey data unless otherwise specified. These figures should be used as a guide only and do not constitute any part of an offer or contract and all measurements are approximate. The boundaries shown are for illustrative purposes only. Floor plans are not to scale and are for illustrative purposes only. No responsibility is accepted for any errors or omissions. All buildings, structures and appliances are shown for illustrative purposes only. Floor plans are not to scale and are for illustrative purposes only. No responsibility is accepted for any errors or omissions. All buildings, structures and appliances are shown for illustrative purposes only.

# Area Map



# Energy Efficiency Graph



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