



## 17 Westland Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5NP

**£325,000**

Discover this delightful 3-bedroom detached bungalow nestled in the serene location of Westland Avenue, West Cross. Offered with no onward chain, this property presents a fantastic opportunity for those looking to create their dream home, as it does require updating throughout.

The bungalow is situated on a 0.08-acre plot with a floor area of 955 square feet. The accommodation includes a porch, hallway, spacious lounge, kitchen, bathroom, and three generous bedrooms.

Externally, the property features a private driveway at the front with parking space for three vehicles leading to the garage. At the rear, there is a low-maintenance patio garden with access to the garage. The bungalow also offers a pleasant view over the common, providing a sense of tranquility and space.

### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a door into the hallway.

### Hallway



With a door to the lounge. Door to the kitchen. Door to bathroom. Doors to bedrooms. Door to storage cupboard. Loft access.

### Lounge 17'2" x 11'5" (5.253 x 3.501 )



With a set of double glazed windows to the rear. Radiator. Gas fire.

### Lounge



### Kitchen 10'4" x 20'0" (3.167 x 6.103 )



With a set of double glazed windows to the side and rear. Frosted double glazed PVC door to the side. Radiator. Door to storage cupboard. 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. Integral oven & grill. Four ring gas hob with extractor hood over. Tiled floor.

**Kitchen**



**Kitchen**



**Kitchen**



**Bathroom 10'3" x 7'1" (3.132 x 2.162 )**



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

**Bathroom**



**Bedroom One 12'10" x 10'2" (3.915 x 3.100 )**



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

**Bedroom One**



**Bedroom Two 9'7" x 11'6" (2.923 x 3.514 )**



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

**Bedroom Three 8'0" x 8'6" (2.446 x 2.604 )**



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

**External**

### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Front

You have private driveway parking for three vehicles leading to the garage.

### Another Aspect



### Garage 17'11" x 8'10" (5.466 x 2.709 )

With a double glazed PVC door to the rear. 'Up & over' door.

### Rear

You have a low maintenance patio garden. Door to the garage. Pleasant outlook over the common.

### Rear Garden



### Rear Garden



### Services

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

### Council Tax Band

Council Tax Band - E

### Tenure

Freehold.

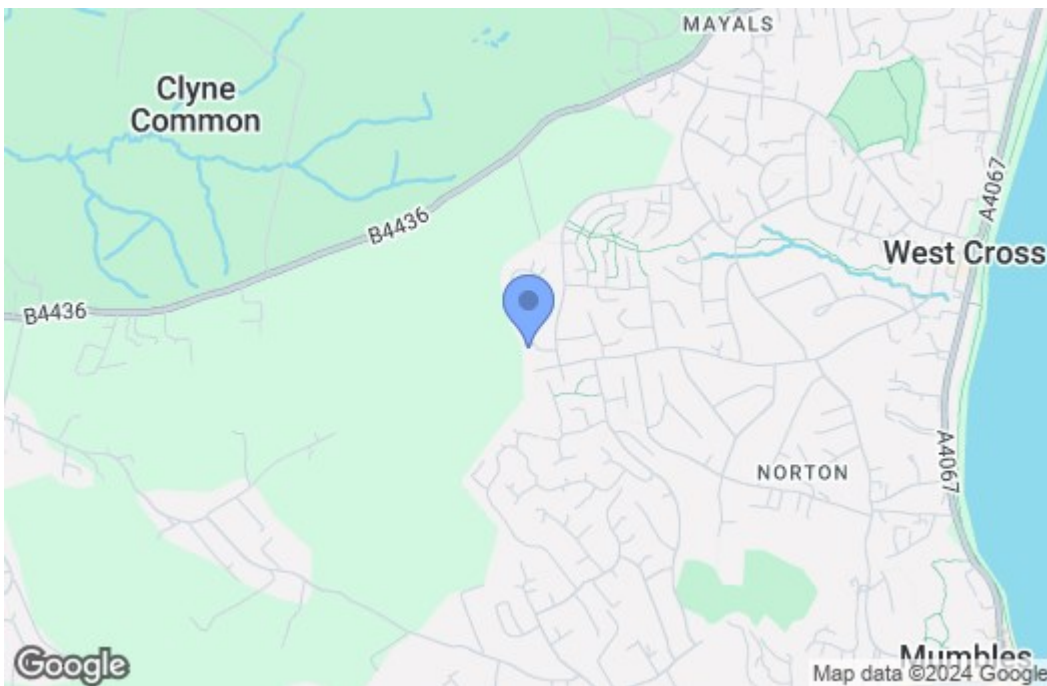
## Floor Plan



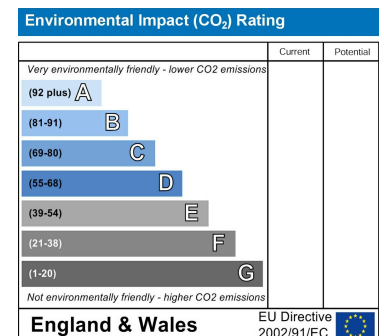
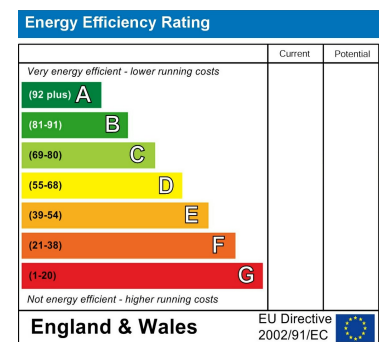
Total area: approx. 88.8 sq. metres (955.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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