



17 Maytree Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5NB

£235,000

This charming three-bedroom terraced home is an ideal opportunity for first-time buyers. Situated on a 0.04-acre plot, the property offers a comfortable living space with a total floor area of 985 sq ft.

The ground floor features a welcoming hallway, a convenient utility area, a spacious lounge perfect for relaxing, and a well-proportioned kitchen. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

Outside, the front garden is neatly lawned and bordered by hedging, providing an attractive entrance. To the rear, there is a raised lawned garden, offering a pleasant outdoor space for relaxation or entertaining.

Entrance

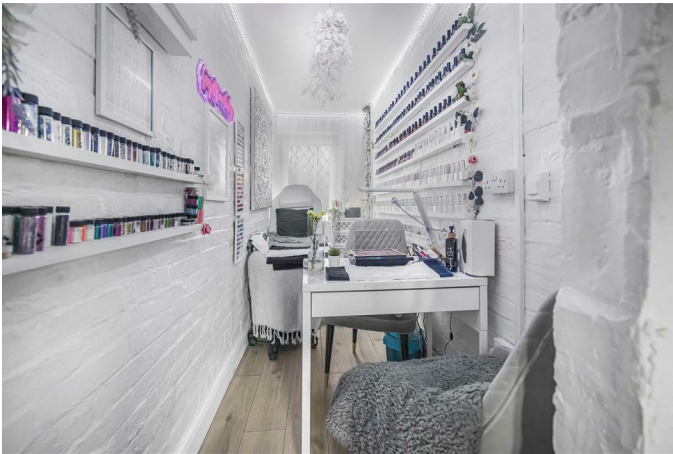
Via a PVC door into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the utility. Door to the lounge. Door to the kitchen.

Utility 13'4" x 4'1" (4.066 x 1.257)



You have a frosted double glazed PVC door to the rear.

Lounge 20'8" x 11'1" (6.301 x 3.383)



You have a set of double glazed doors to the rear garden. Radiator.

Lounge



Lounge



Kitchen 8'2" x 15'6" (2.492 x 4.732)



You have a set of double glazed windows to the front. Fitted with a range of base units, you have a running work surface incorporating a sink and drain unit, four ring gas hob. Integral dishwasher. Plumbing for washing machine. Integral oven and grill. Space for American-style fridge freezer. Extractor hood. Spotlights.

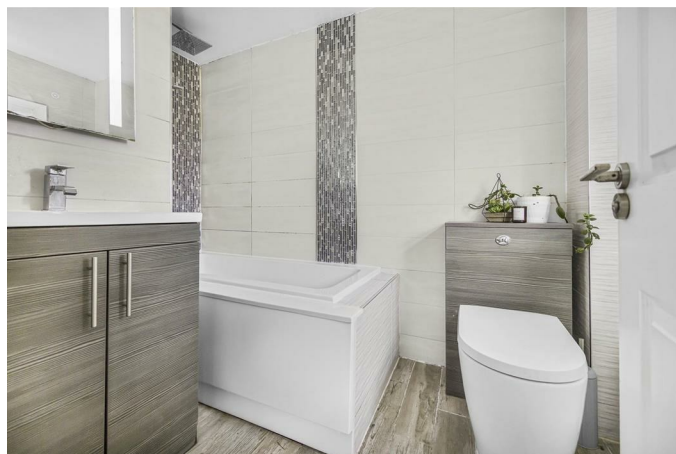
First Floor

Landing



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

Bathroom 9'6" x 5'7" (2.896 x 1.727)



You have a frosted double glazed window to the front. Suite comprising bathtub with oversized shower over. WC. Wash hand basin. Chrome heat towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom One 10'11" x 13'11" (3.338 x 4.263)



You have a set of double glazed windows to the rear. Radiator. Sliding doors to built-in wardrobes.

Bedroom Two 11'0" x 11'1" (3.374 x 3.388)



You have a set of double glazed windows to the rear. Radiator.

Bedroom Three 8'6" x 9'6" (2.607 x 2.898)



You have a double glazed window to the front. Radiator.

External

Aerial Aspect



Aerial Aspect



Front

You have a lawned garden bordered by hedging.

Rear



You have a raised lawn garden.

Rear



Services

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

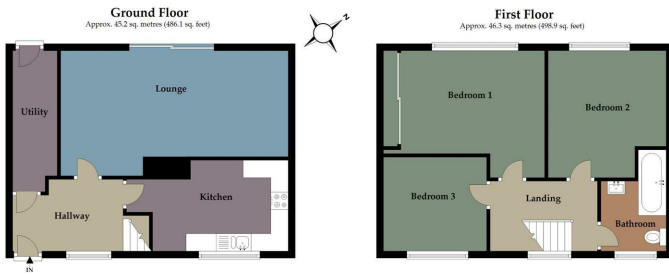
Council Tax Band

Council Tax Band - D

Tenure

Freehold.

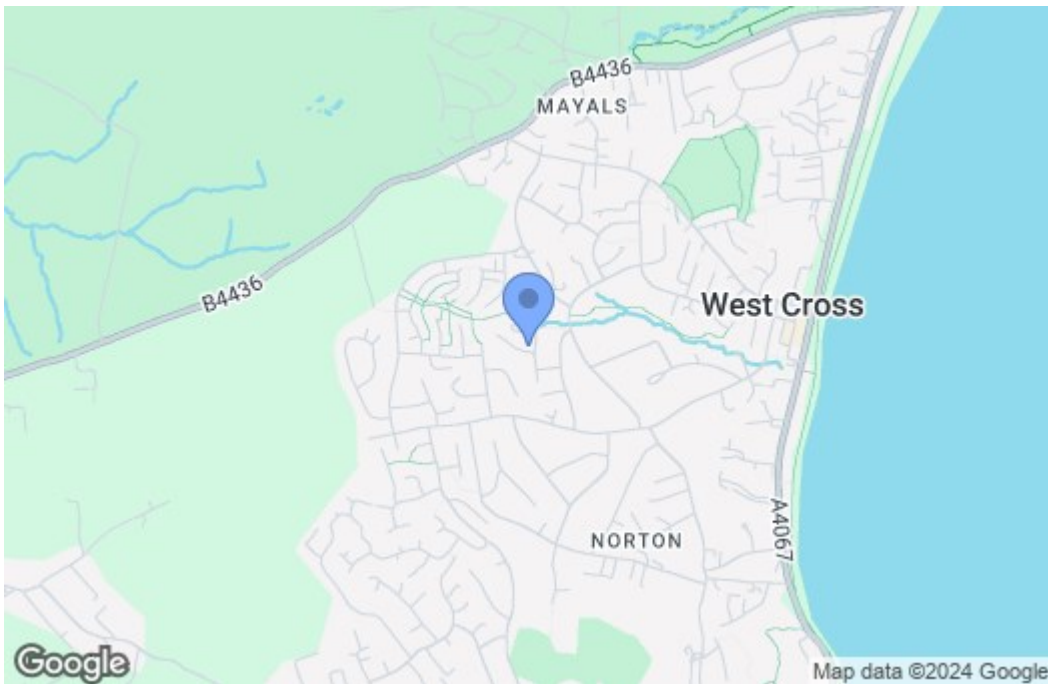
Floor Plan



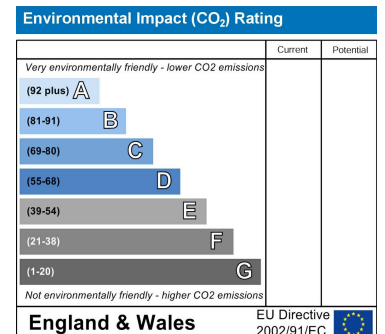
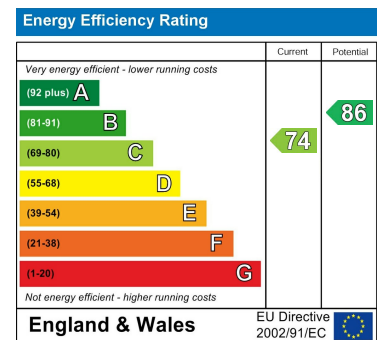
Total area: approx. 91.5 sq. metres (985.0 sq. feet)

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Area Map



Energy Efficiency Graph



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