



## 50 Riversdale Road, West Cross, Swansea, City & County Of Swansea, SA3 5PX

**Offers Over £325,000**

Nestled close to the vibrant seaside village of Mumbles, this charming three-bedroom detached family home is offered with no onward chain. Boasting a generous floor area of approximately 1,160 square feet and set on a 0.06-acre plot, this well-proportioned property provides comfortable living space in a sought-after location.

Upon entering, you are welcomed into a hallway that leads to a cloakroom, a spacious lounge, a separate dining room, kitchen and a bright conservatory that enhances the ground floor living space. Upstairs, the first floor comprises three bedrooms and a family bathroom.

Externally, the front of the property features a low-maintenance gravelled garden, while a private driveway offers parking for two to three vehicles and leads to a garage. The rear garden provides an excellent outdoor



### Entrance

Via a PVC door with frosted double-glazed side panel into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to the cloakroom. Door to the lounge.

### Cloakroom 4'1" x 3'3" (1.263 x 1.002 )

WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

### Lounge 17'10" x 11'10" (5.439 x 3.620 )



You have a set of double-glazed windows to the front. Two radiators. Set of frosted glazed doors to the dining room.

### Lounge



### Lounge



### Dining Room 12'3" x 8'8" (3.735 x 2.663 )



With an opening to the kitchen. Radiator. Sliding door to the conservatory.

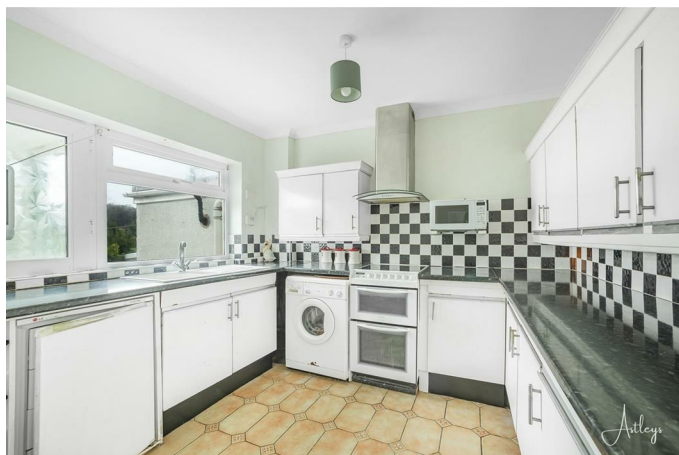
## Dining Room



## Kitchen



**Kitchen 10'4" x 9'0" (3.153 x 2.758 )**



With a double-glazed window to the rear. Tiled floor. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a one-and-a-half bowl sink and drainer unit. Space for cooker. Space for washing machine. Space for fridge freezer.

**Conservatory 8'8" x 11'6" (2.656 x 3.523 )**



You have a double-glazed PVC door to the rear garden and a set of double-glazed windows to the rear garden.

## First Floor



## Landing



Loft access. Doors to built-in storage cupboards. Door to the bathroom. Doors to bedrooms.

## Bathroom 10'5" x 6'10" (3.177 x 2.100 )



With a frosted double-glazed window to the rear. Bathroom suite comprising; corner bathtub. WC. Wash hand basin. Corner shower cubicle. Door to airing cupboard. Radiator. Tiled walls.

## Bathroom



## Bedroom One 10'11" x 11'10" (3.345 x 3.609 )



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

### Bedroom One



### Bedroom Two 10'6" x 9'9" (3.209 x 2.978 )



With a double-glazed window to the rear. Radiator.

### Bedroom Two



### Bedroom Three 11'4" x 6'6" (3.464 x 1.985 )



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

### Bedroom Three



### External

#### Front

You have a low-maintenance graveled garden. Driveway parking for two to three vehicles leading to the garage.



Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



#### Rear

You have a patio seating area which in turn has steps leading down to a further patio seating area with ample room for tables and chairs.



### Rear Garden



### Garage 16'3" x 8'0" (4.976 x 2.444)

With a up and over door.

### Services

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

### Council Tax Band

Council Tax Band - F

### Tenure

Freehold.

### Rear Garden



### Rear Garden



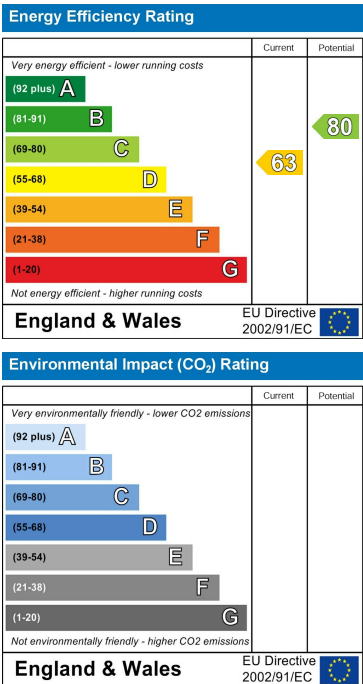
Floor Plan



Area Map



Energy Efficiency Graph



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