

## 21 Ravens Walk, West Cross, Swansea, City & County Of Swansea, SA3 5RG

**Offers Over £395,000**

This charming three-bedroom semi-detached property boasts breathtaking views over Swansea Bay, Mumbles Pier, and Mumbles Lighthouse, offering a serene coastal lifestyle in close proximity to the picturesque village of Mumbles. Situated on an impressive 0.08-acre plot, the home provides a generous floor area of 1,116 sq ft across two levels.

The ground floor features a practical utility room, a convenient shower room, a well-appointed kitchen, and a spacious lounge/dining room, perfect for entertaining and enjoying the stunning sea views. The lower ground floor comprises a family bathroom and three comfortable bedrooms, providing ample living space for a family.

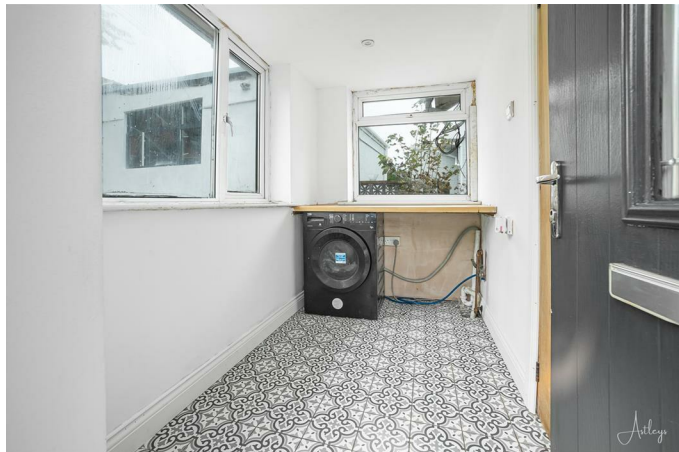
Externally, the property includes a detached garage at the front, along with a lovely lawned garden and a raised decked seating area, ideal for relaxing and taking in the surrounding scenery. Side access leads to the



### Entrance

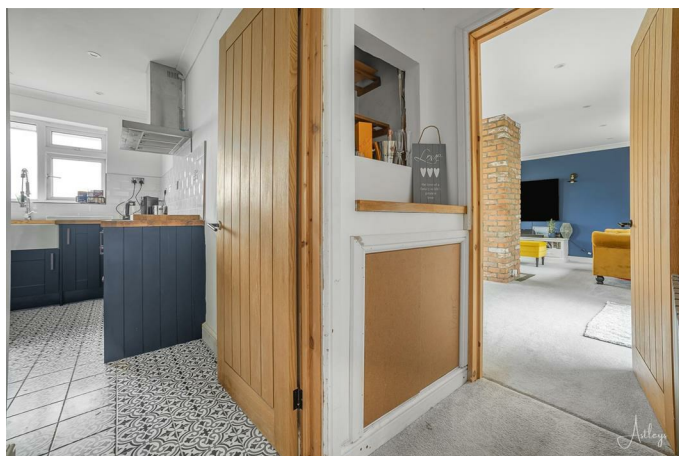
Via a composite door into the utility room.

### Utility Room 9'2" x 5'6" (2.818 x 1.700 )



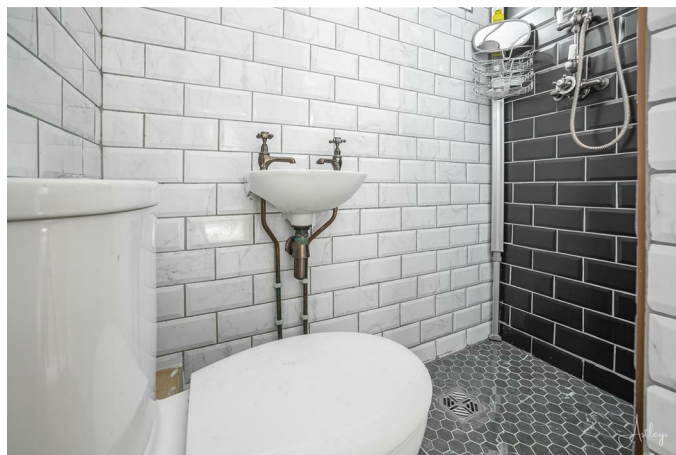
With a set of double glazed windows to the front. Double glazed windows to the side. Plumbing for washing machine. Door to the hallway.

### Hallway



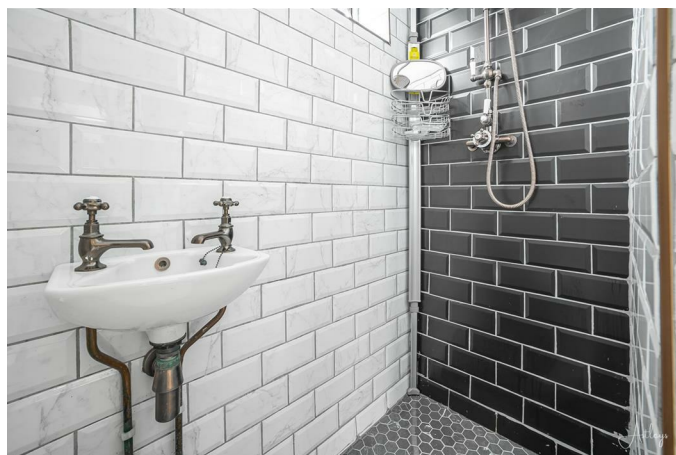
With a radiator. Door to the shower room. Door to the kitchen. Door to the lounge/dining room.

### Shower Room 5'5" x 5'4" (1.663 x 1.639 )



With a frosted double glazed window to the side. Suite comprising walk-in shower with oversight showerhead above. W/C. Tiled floor. Tiled walls. Spotlights.

### Shower Room



### Kitchen 13'9" x 11'4" (4.205 x 3.477 )



You have a set of double glazed windows to the rear offering breathtaking sea views of Swansea Bay and beyond. Tiled floor. The Wren fitted kitchen is fitted with a range of base and wall units, running work surface incorporating a ceramic sink with mixer tap over. Integral Neff oven and grill. Integral fridge. Integral freezer. Four ring Neff hob with extractor hood over. Integral Neff microwave. Spotlights.

#### Kitchen



### Lounge/Dining Room 19'7" x 16'0" (5.989 x 4.878 )



With a set of double glazed windows to the front. Double glazed sliding door to the front and a set of double glazed windows to the rear offering breathtaking sea views of Swansea Bay and beyond, views of Mumbles Pier, Mumbles Lighthouse also. Central chimney breast housing an electric fire. Two radiators. Door to the inner hall.

#### View





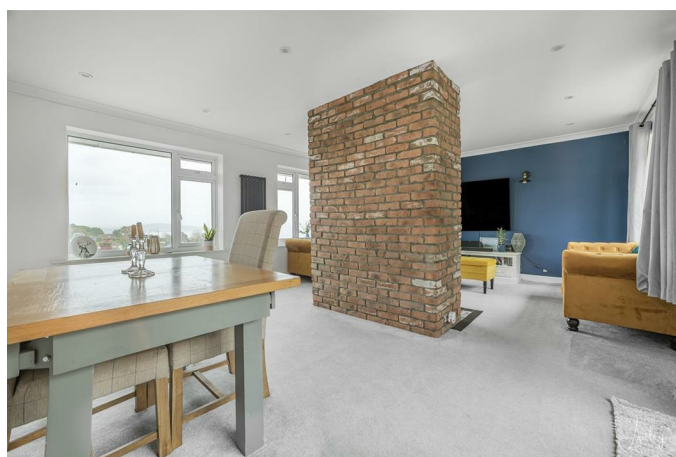
View



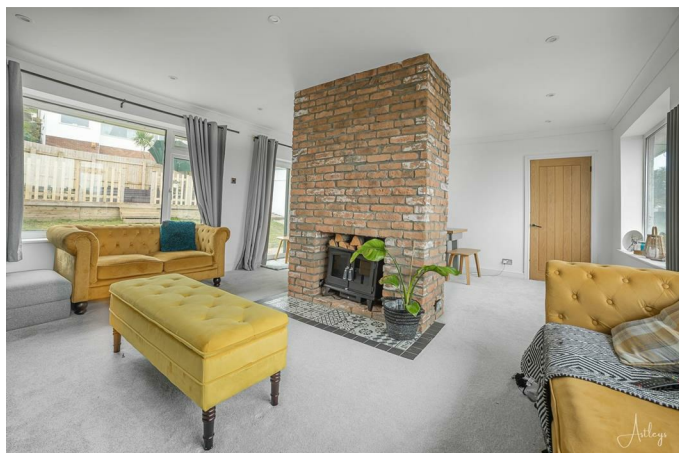
View



Lounge/Dining Room



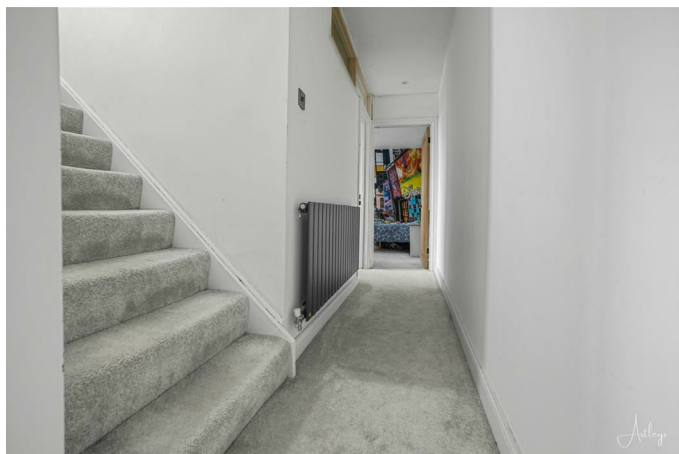
### Lounge/Dining Room



### Inner Hall

With a double glazed window to the rear again offering breathtaking sea views. Stairs leading down to the lower ground floor.

### Lower Ground Floor



Door to the bathroom. Doors to bedrooms. Radiator.

### Bathroom 5'7" x 7'5" (1.716 x 2.276 )



With a frosted double glazed window to the side. Suite comprising freestanding bathtub. WC. Wash hand basin. Tiled floor. Tiled walls. Radiator. Spotlights.

### Bathroom

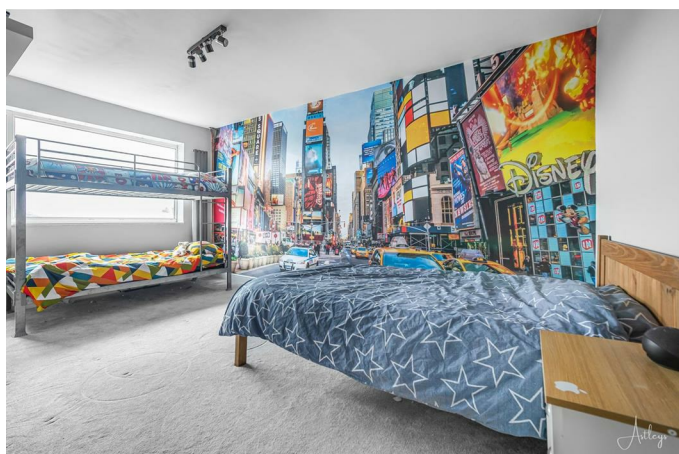


**Bedroom One 16'1" x 10'6" (4.904 x 3.221 )**



You have a set of double glazed windows to the rear offering breathtaking sea views. Radiator.

**Bedroom One**



**Bedroom Two 12'8" x 8'9" (3.882 x 2.669 )**



You have a set of double glazed windows to the rear again offering breathtaking sea views and a radiator.

**Bedroom Two**





### Bedroom Three 8'3" x 8'9" (2.539 x 2.668 )

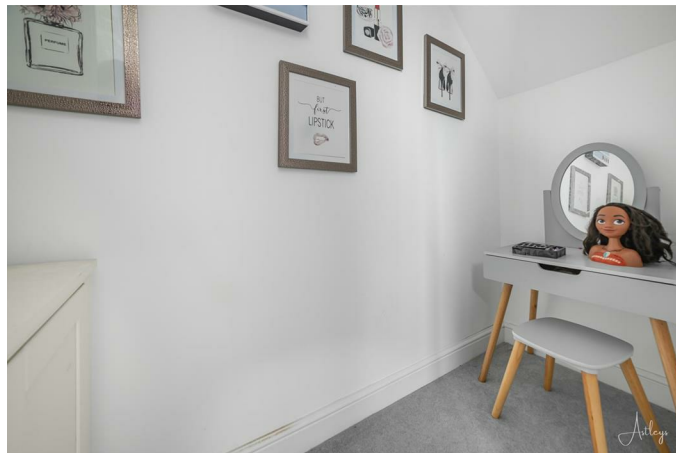


You have a set of double glazed windows to the rear. Radiator. Opening to storage area.

### Bedroom Three



### Bedroom Three



### External

### Another Aspect





**Another Aspect**



**Front Garden**



**Aerial Aspect**



**Front Garden**



**Aerial Aspect**

**Front**

You have a detached garage. Lawned garden and a raised decked seating area. Side access to the rear.

**Front Garden**





### **Garage**

With an 'up and over' door. Set of double glazed windows to the side.

### **Rear**

You have a raised graveled area with ample room for tables and chairs.

### **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

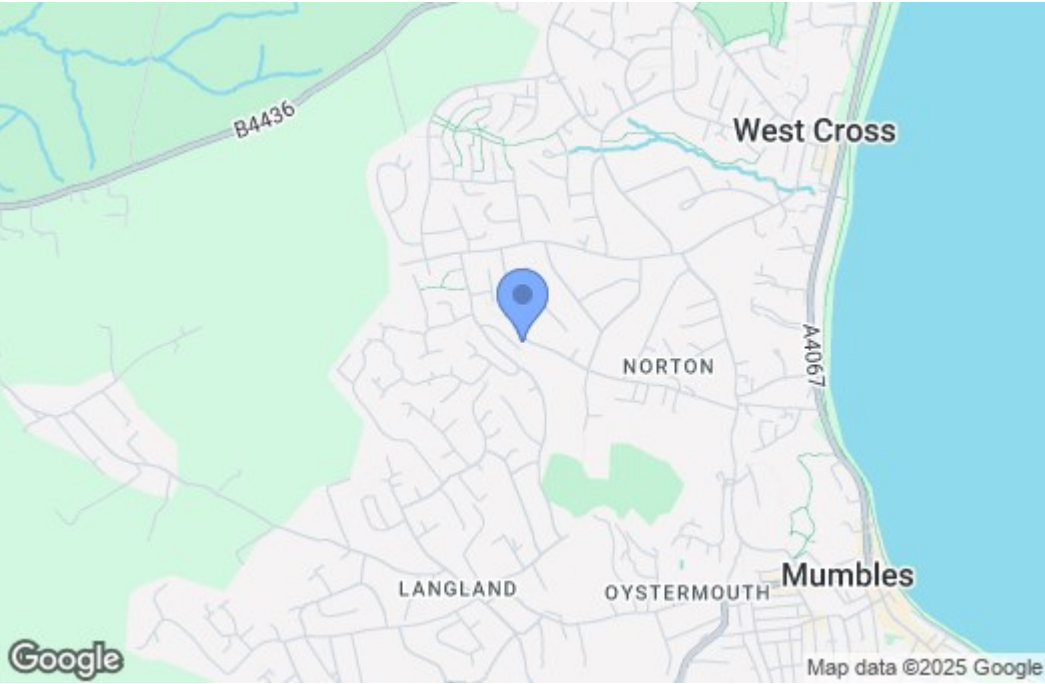
### **Tenure**

Freehold.

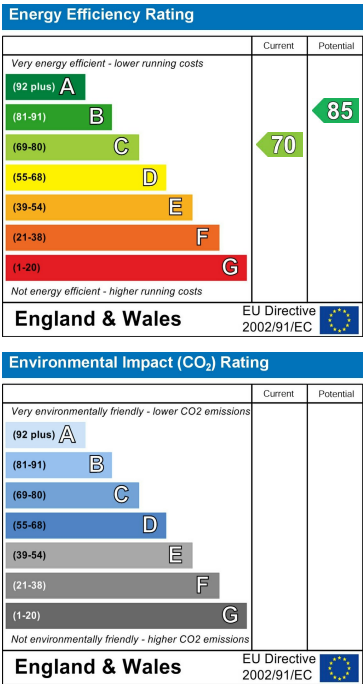
Floor Plan



Area Map



Energy Efficiency Graph



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