

72 Kenilworth Place,
West Cross, Swansea,
SA3 5LP



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Offers Over
£190,000

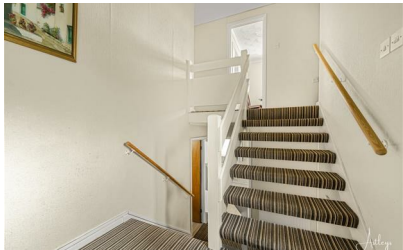


An excellent opportunity to enjoy coastal living close to Mumbles and the Swansea Bay promenade. With partial sea views from the lounge, dining room and kitchen, the property enjoys a bright, airy feel and is offered with no onward chain for a smoother purchase.

West Cross is highly regarded for its family appeal, with good local schools, parks, and leisure opportunities nearby while Langland and Caswell Bay are just a short distance away.

Arranged over two floors, the lower ground level features three well-proportioned bedrooms and a family bathroom. Upstairs, the main living space includes a welcoming lounge, a separate dining room, a well-appointed kitchen and a cloakroom.

Externally, the property benefits from a private patio for outdoor dining and on-street parking nearby, adding to its everyday practicality. This home is particularly well suited to families wanting a coastal lifestyle with easy access to schools, amenities, and outdoor activities, as well as buyers seeking a well-located home in a thriving community.



Entrance

Via a frosted double glazed PVC door into the hall.

Hall

With a door to a storage cupboard. Stairs leading down to the lower ground floor. Stairs leading up to the landing.

Lower Ground Floor

Door to storage cupboard. Door to bathroom. Doors to bedrooms. Radiator.

Bathroom

5'11" x 6'4"

Well appointed bathroom suite. Frosted double glazed window to the side. Suite comprising bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

Bedroom One

15'7" x 8'10"

You have a set of double glazed windows to the rear offering partial sea views. Radiator. Door to built-in storage cupboard.

Bedroom One

Bedroom Two

9'1" x 10'5"

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

Bedroom Three

9'8" x 8'7"

You have a set of double glazed windows to the rear. Radiator. Door to built-in storage cupboard.

Bedroom Three

Landing

Cloakroom

5'11" x 3'10"

Frosted double glazed window to the side. Suite comprising WC & wash hand basin.



Dining Room

10'8" x 10'4"

With an opening to the kitchen. Opening to the lounge. Double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator.

Kitchen

9'7" x 7'9"

With a set of double glazed windows to the rear again offering partial sea views of Swansea Bay and beyond. Kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for washing machine. Space for fridge freezer. Integral dishwasher. Radiator. Tiled floor. Part tiled walls.

Lounge

15'8" x 20'4"

You have a set of double glazed windows to the rear again offering partial sea views of Swansea Bay and beyond. Radiator. Electric fire set on marble hearth with wood surround.

Lounge

External

You have a patio seating area with ample room for tables and chairs.

Another Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Services

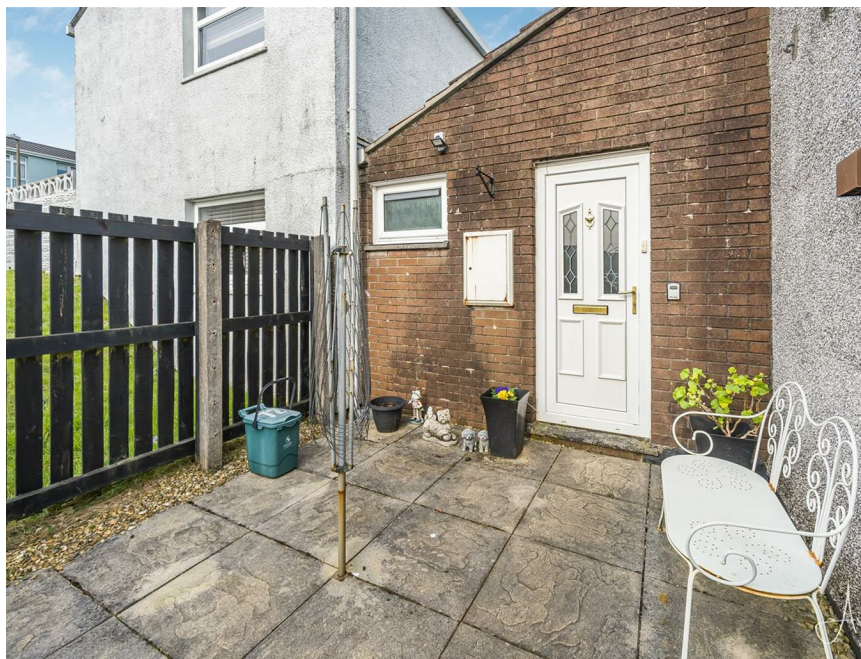
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - D

Tenure

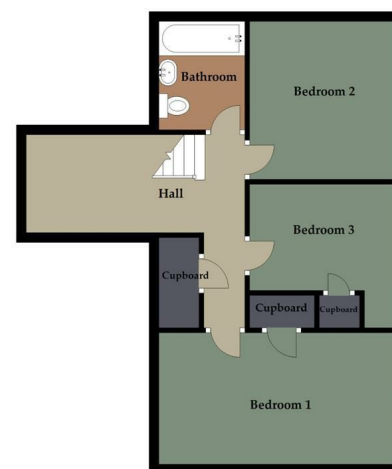
Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Lower Ground Floor
Approx. 49.2 sq. metres (529.5 sq. feet)



Ground Floor
Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

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Plan produced using PlanUp.