

33a
Newton Road, Mumbles
Swansea SA3 4AS



12 Dolgoy Close, West Cross, Swansea, City & County Of Swansea, SA3 5LT

£325,000

Situated in the sought-after location of Dolgoy Close, West Cross, this charming three-bedroom semi-detached family home offers comfortable living with the added benefit of partial sea views to the front. Ideally positioned within close proximity to the vibrant village of Mumbles, the property enjoys a fantastic balance of coastal charm and convenience.

Set on a 0.07-acre plot, the home provides private parking for up to four vehicles at the front. With a floor area of 993 square feet, the accommodation is well-designed for modern family life. The ground floor features a welcoming hallway leading to a well-equipped kitchen and a spacious lounge/dining room, creating a sociable and inviting space for both relaxation and entertaining. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

Entrance

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

Hallway

With stairs to the first floor. Doors to built-in storage cupboards. Door to the kitchen. Radiator.

Kitchen 12'3" x 7'7" (3.757 x 2.313)

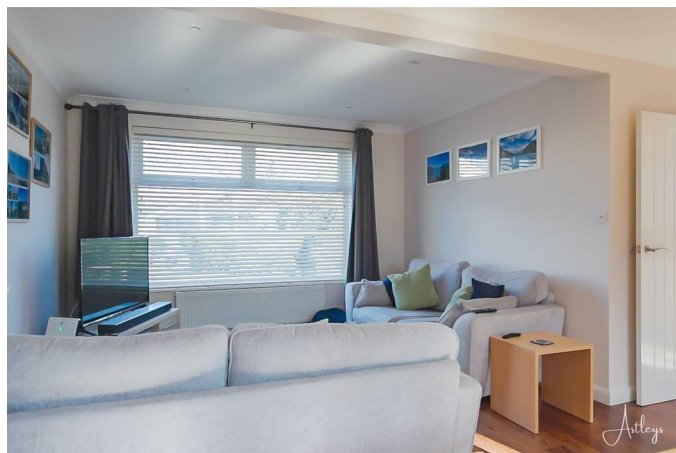


You have a set of double-glazed windows to the side. Double-glazed windows to the rear. Double-glazed PVC door to the rear. The kitchen has running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. You have a four-ring gas hob with oven and grill under. Extractor hood over. Radiator. Space for American-style fridge-freezer. Space for washing machine. Spotlights.

Kitchen

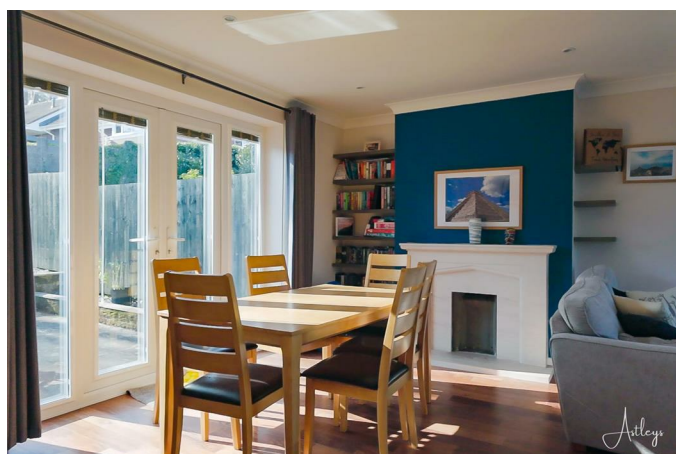


Lounge/Dining Room 20'2" x 14'11" (6.154 x 4.569)



You have a double-glazed picture window to the front. Two radiators. Spotlights. Feature fireplace. Set of double-glazed PVC doors leading out to the rear garden.

Lounge/Dining Room



Lounge/Dining Room



First Floor

Landing

You have a set of double-glazed windows to the front offering partial sea views of Swansea Bay and beyond. Loft access. Door to bathroom. Doors to bedrooms.

Bathroom 5'10" x 7'3" (1.779 x 2.221)



With a set of frosted double-glazed windows to the side. Bathroom suite comprising bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail.

Bedroom One 13'10" x 10'0" (4.235 x 3.073)



You have a set of double-glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator.

Bedroom One



Bedroom Two 13'9" x 10'3" (4.205 x 3.145)



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

Bedroom Two



Bedroom Three 6'6" x 11'3" (1.986 x 3.439)



You have a set of double-glazed windows to the rear and a radiator.

External

Front



You have driveway parking for four vehicles, leading to the garage. Electric car charging point.

Front



Aerial Aspect



Garage 17'5" x 8'7" (5.325 x 2.640)

With 'up and over' door. Glazed window to the side. Power and light. Side access.

Rear



You have a patio seating area with ample room for tables and chairs, which in turn leads to a lawned garden home to a variety of flowers and shrubs. Detached garden shed. Rear garden is bordered by wall and fencing.

Rear



Rear



Rear



Services

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

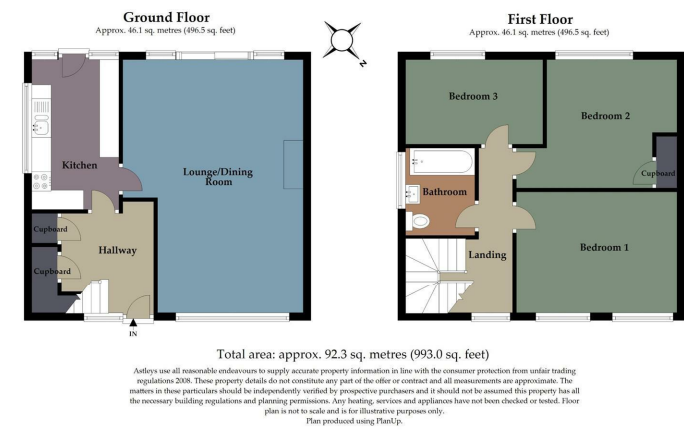
Council Tax Band

Council Tax Band - E

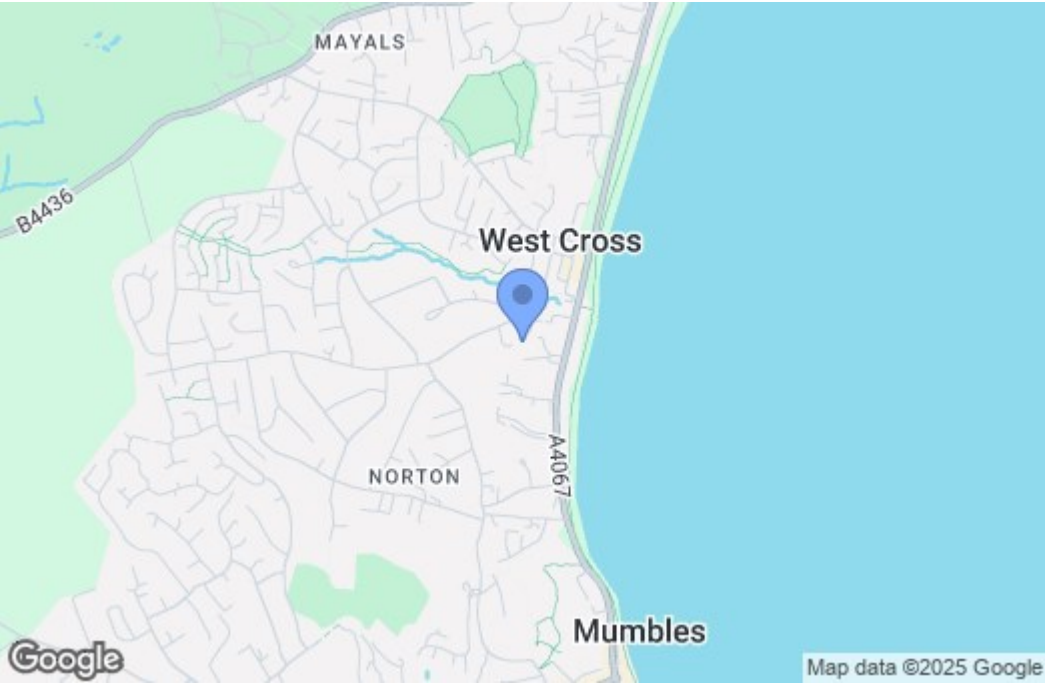
Tenure

Freehold.

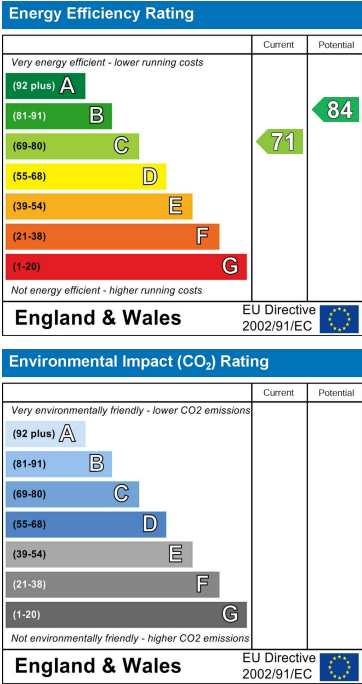
Floor Plan



Area Map



Energy Efficiency Graph



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