



36 Alder Way, West Cross, Swansea, City & County Of Swansea, SA3 5PF

£179,950

A fantastic opportunity to acquire a two-bedroom first-floor property with stunning sea views of Swansea Bay from both bedrooms. This home is, in our opinion, an ideal purchase for first-time buyers or investors alike. Offering a floor area of 669 sq. ft., the accommodation includes a welcoming hallway, a spacious lounge, a well-appointed kitchen, a bathroom, and two generously sized bedrooms that take full advantage of the picturesque coastal outlook.

Externally, there is a communal seating area with ample space for tables and chairs, perfect for enjoying the fresh sea air. The property also benefits from a private garage, providing both secure parking inside and an additional parking space outside. This is a wonderful opportunity to enjoy coastal living with the convenience of excellent amenities nearby.

Entrance

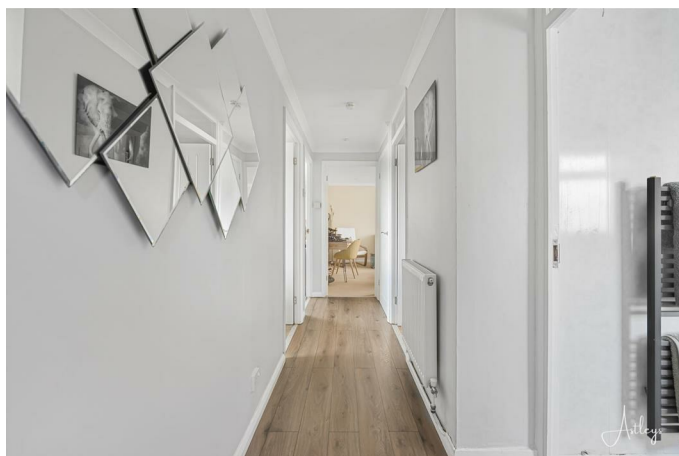
Via a frosted double-glazed PVC door into the hallway.

Hallway



With a door to the airing cupboard. Door to the boiler cupboard. Door to the bathroom. Door to the kitchen. Door to the lounge. Door to the bedrooms. Radiator.

Hallway



Bathroom 9'0" x 5'11" (2.758 x 1.821)



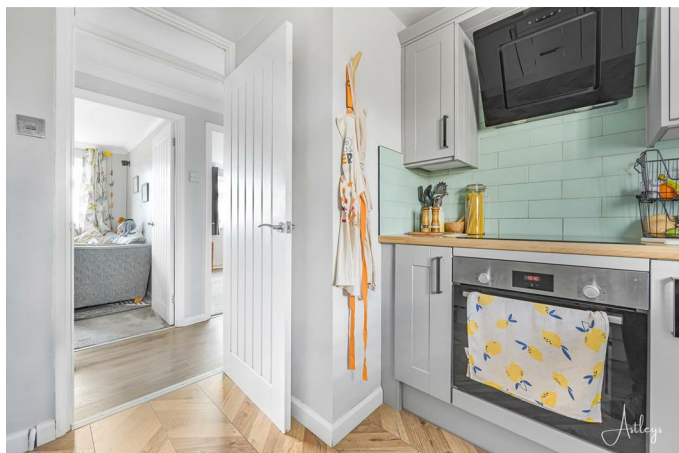
You have a frosted double-glazed window to the side. Well-appointed bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Heated towel rail.

Kitchen 9'8" x 8'10" (2.970 x 2.705)



Well-appointed kitchen with a set of double-glazed windows to the front. Running work surface incorporating a sink and drainer unit. Four-ring induction hob with oven and grill under. Extractor hood over. Integral dishwasher. Space for American-style fridge freezer.

Kitchen



Lounge



Lounge 11'9" x 13'1" (3.583 x 3.991)



Lounge



You have a set of double-glazed windows to the front.
Radiator. Spotlights.

Bedroom One 9'8" x 15'4" (2.959 x 4.691)



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

Bedroom One



View



Bedroom Two 11'8" x 9'7" (3.573 x 2.934)



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

Bedroom Two



Another Aspect



Bedroom Two



Rear Aspect



External

Communal seating area which has ample room for tables and chairs. The property has one of the garages which offers parking inside and outside of the garage.

Aerial Aspect

Services

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

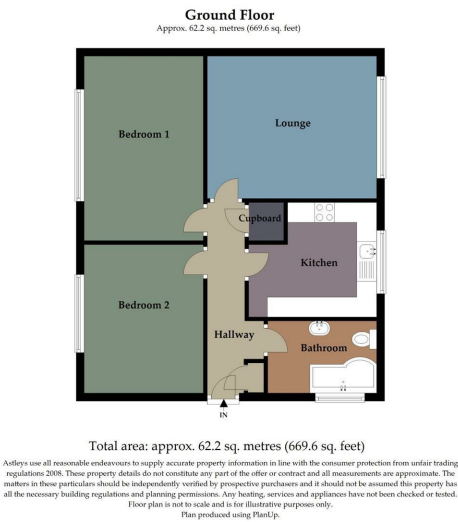
Council Tax Band

Council Tax Band - B

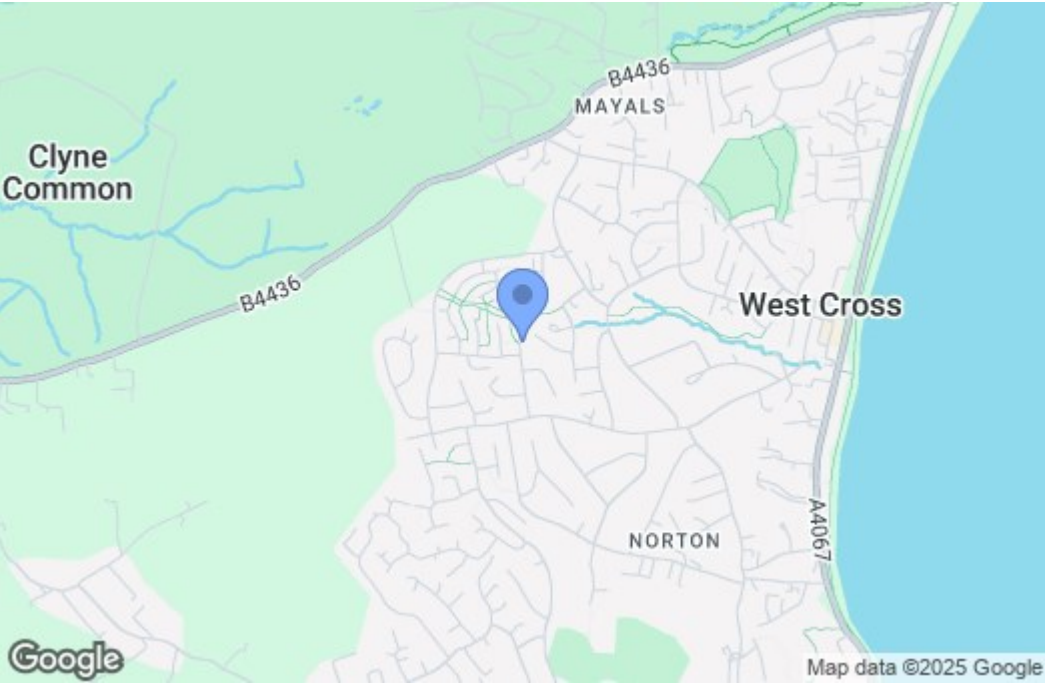
Tenure

Leasehold.

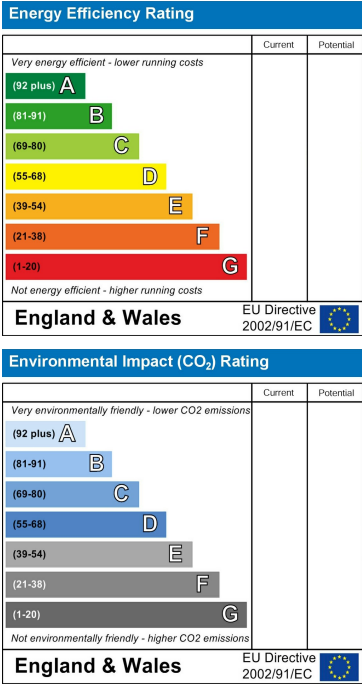
Floor Plan



Area Map



Energy Efficiency Graph



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