



14 The Paddock, West Cross, Swansea, City & County Of Swansea, SA3 5AH

£400,000

Nestled in the tranquil and highly sought-after location of The Paddock, West Cross, this impressive four-bedroom detached property offers the perfect blend of serenity and comfort. Partial sea views from bedroom one, a generous plot size of 0.08 acres, and a spacious floor area of 1425.00 ft² make this house an inviting oasis for those seeking a peaceful coastal lifestyle.

Ground Floor

As you step through the porch, you're welcomed into a well-lit and spacious hallway, setting the tone for the rest of the home. The fully-fitted kitchen, designed for convenience, seamlessly connects to the dining room, making it an ideal space for family meals and entertaining. The lounge, bathed in natural light, provides a warm and inviting atmosphere for relaxation. Additionally, a ground floor bathroom and a versatile fourth

Entrance

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

Porch

With a frosted glazed door into the hallway. Frosted glazed window to the hallway. Tiled floor.

Hallway



With stairs to the first floor. Radiator. Frosted double glazed PVC door to the rear garden. Door to the kitchen. Door to the lounge. Door to the bathroom. Door to bedroom four. Door to under stairs storage.

Hallway



Lounge 11'1" x 18'6" (3.380 x 5.660)



With a set of double glazed French patio doors to the rear garden. Glazed hardwood doors to the dining room. Radiator. Gas fire set on marble hearth with wood surround.

Lounge



Lounge



Dining Room 9'7" x 15'3" (2.940 x 4.659)



Lounge



With a set of double glazed French patio doors to the side. Radiator.

Dining Room



Kitchen 8'7" x 18'6" (2.629 x 5.640)



With a double glazed window to the front. Double glazed sliding door to the front. Beautifully appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Space for cooker. Integral fridge. Integral freezer. Part tiled walls. Radiator.

Kitchen



Kitchen



Bathroom 7'9" x 7'7" (2.380 x 2.327)



With a frosted double glazed window to the rear. Well appointed suite comprising; bathtub. Low level w/c. Wash hand basin. Radiator. Tiled walls.

Bedroom Four 13'5" x 7'10" (4.113 x 2.396)



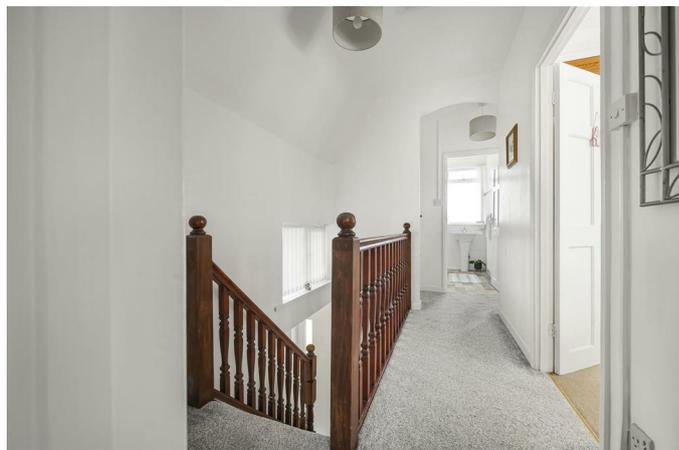
With a double glazed window to the side. Double glazed window to the front. Radiator.

Bedroom Four



First Floor

Landing



With a double glazed window to the side. Loft access. Door to airing cupboard. Door to shower room. Doors to bedrooms.

Shower Room 7'5" x 7'1" (2.276 x 2.163)



With a frosted double glazed window to the rear. Suite comprising; walk in shower cubicle. Low level w/c. Wash hand basin. Radiator. Part tiled walls.

Shower Room



View



Bedroom One 11'2" x 11'4" (3.420 x 3.471)



Bedroom One



With a set of double glazed French patio doors to the rear Juliet balcony, offering partial sea views of Swansea Bay. Radiator. Doors to built in wardrobes.

Bedroom Two 8'11" x 16'8" (2.727 x 5.083)



With a double glazed window to the front. Radiator. Doors to built in wardrobes.

Bedroom Two



Bedroom Three 12'0" x 8'1" (3.670 x 2.467)



With a double glazed window to the side. Radiator. Doors to built in wardrobes.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front

You have private parking for two vehicles. Lawned garden. Side access to the rear.

Rear

You have a raised seating area leading down to a lawned garden. Rear garden is bordered by fencing. Side access.

Rear Garden



Rear Garden



Council Tax Band

Council Tax Band - E

Council Tax Estimate - £2,179

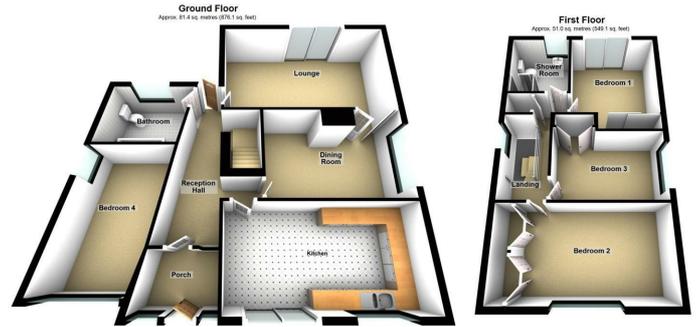
Tenure

Freehold.

Floor Plan

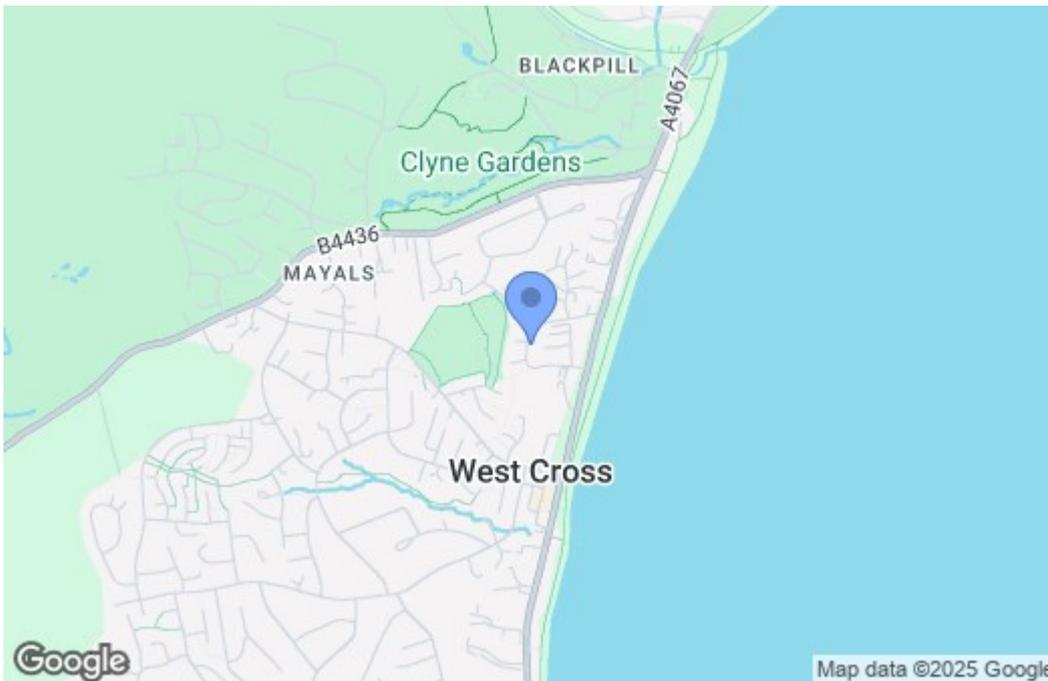


Total area: approx. 132.4 sq. metres (1425.1 sq. feet)
Illustration for identification purposes only. Measurements are approximate. Not to scale.
 All dimensions are in metres.

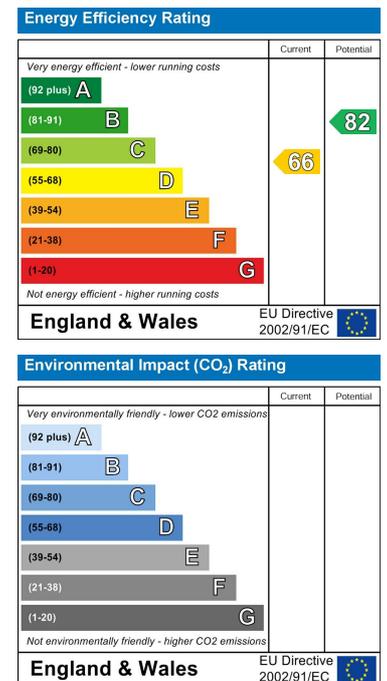


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Area Map



Energy Efficiency Graph



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