



## 37 Ilston Way, West Cross, Swansea, SA3 5LG

**Offers Over £175,000**

Nestled in the desirable location of Ilston Way, West Cross, this charming three-bedroom home offers an excellent opportunity for first-time buyers. Boasting partial sea views from the lounge & dining room. This property enjoys a light and airy feel throughout. With no onward chain, it presents a hassle-free purchase.

The accommodation is thoughtfully arranged across two floors. The lower ground floor features three well-proportioned bedrooms, providing a comfortable and peaceful retreat, along with a family bathroom. Upstairs, the first floor enjoys a spacious layout with a welcoming lounge, a separate dining room, a well-appointed kitchen, and a convenient cloakroom.

Externally, the property benefits from a patio seating area, perfect for alfresco dining with ample space for outdoor furniture. Situated on a 0.02-acre plot with a total floor area of 1103 square feet, the home offers a manageable yet generous living space. Its proximity to the vibrant village of Mumbles ensures easy access to local amenities, picturesque coastal walks, and a wealth of cafes, shops, and restaurants. This is a fantastic opportunity to secure a well-located home in a thriving community, combining convenience, comfort, and beautiful surroundings.



### Entrance

Via a frosted double glazed PVC door into the hall.

### Hall



With stairs leading down to the lower ground floor. Stairs leading up to the first floor. Opening to a storage area.

### First Floor

You have a door to the cloakroom. Door to the lounge. Door to built-in storage cupboard. Door to the dining room.

### Cloakroom 3'10" x 5'11" (1.170 x 1.813 )

You have a frosted double glazed window to the side. Suite comprising; WC. Wash hand basin.

### Lounge 9'8" x 15'9" (2.969 x 4.802 )



You have a double glazed picture window to the rear

offering partial sea views. Partial views of Mumbles Pier and Mumbles Lighthouse.

### Lounge



### Dining Room 9'6" x 10'3" (2.904 x 3.129 )



You have a set of double glazed windows to the rear again offering partial sea views. Partial views of Mumbles Pier & Mumbles Lighthouse.

### Kitchen 7'9" x 9'5" (2.366 x 2.888 )



With a set of double glazed windows to the side. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drain unit. Four ring gas hob with oven and grill under. Space for fridge freezer. Radiator.

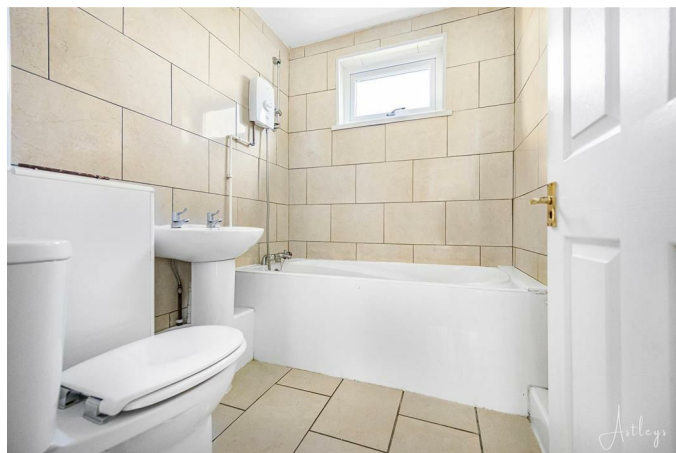
#### Kitchen



#### Lower Ground Floor

You have a door to a built-in storage cupboard. Door to the bathroom. Doors to bedrooms. Radiator.

### Bathroom 6'4" x 5'8" (1.947 x 1.743 )



You have a frosted double glazed window to the side. Suite comprising; bathtub. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

### Bedroom One 8'10" x 15'7" (2.693 x 4.773 )



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

**Bedroom One**



**Bedroom Two**



**Bedroom Two 9'4" x 10'9" (2.865 x 3.288)**



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

**Bedroom Three 8'6" x 9'4" (2.597 x 2.862 )**



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



### External

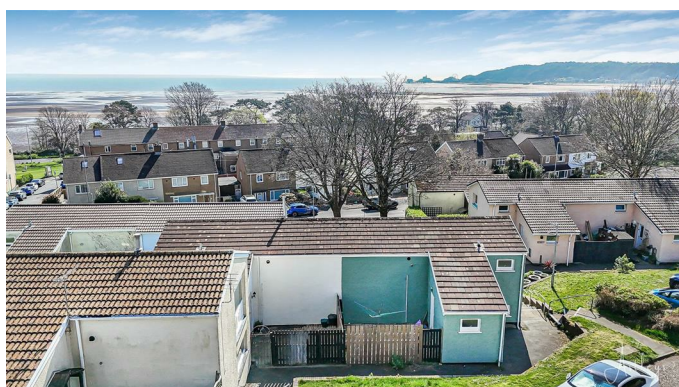


You have a patio courtyard garden.

### Another Aspect



### Another Aspect



### Another Aspect



### Services

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

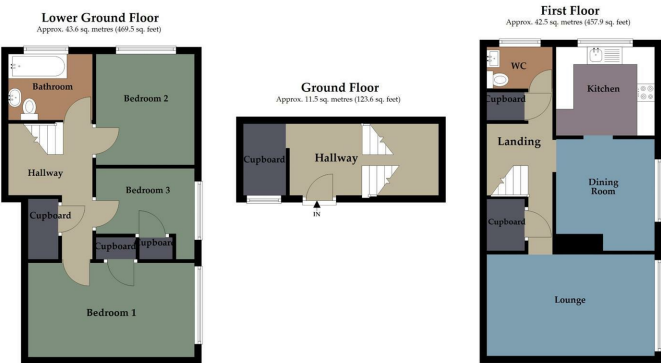
### Council Tax Band

Council Tax Band - D

### Tenure

Freehold.

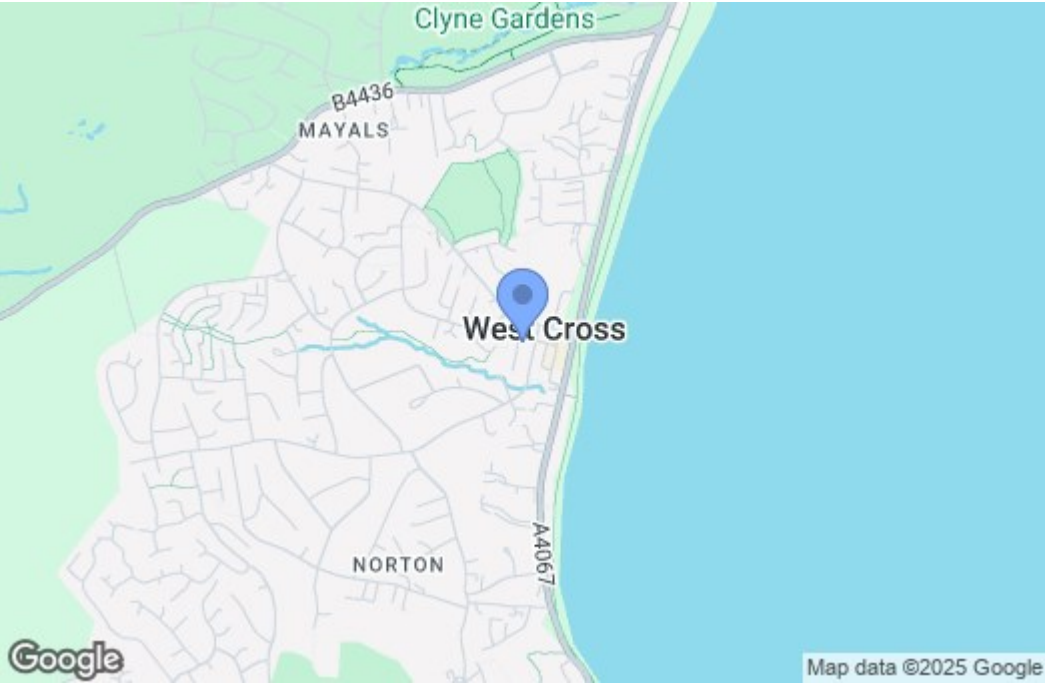
Floor Plan



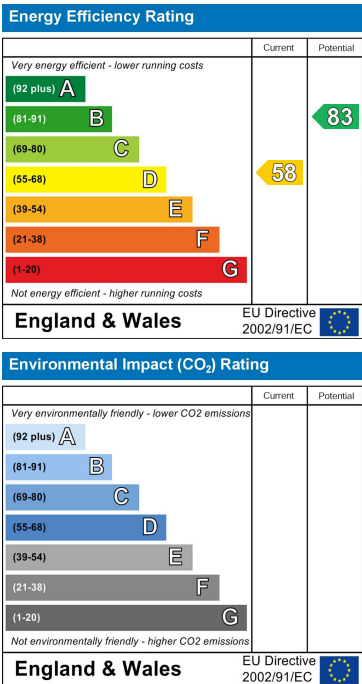
Total area: approx. 97.6 sq. metres (1051.0 sq. feet)

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Area Map



Energy Efficiency Graph



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