



## 3 Ambleside, West Cross, Swansea, City & County Of Swansea, SA3 5LN

**Offers Over £175,000**

Welcome to this three-bedroom mid link terrace property, just a stone's throw away from the vibrant village of Mumbles. With no onward chain, this residence offers an enticing opportunity for a smooth transition into your new home.

Spanning across a floor area of 969.7 square feet and nestled on a plot size of 0.02 acres.

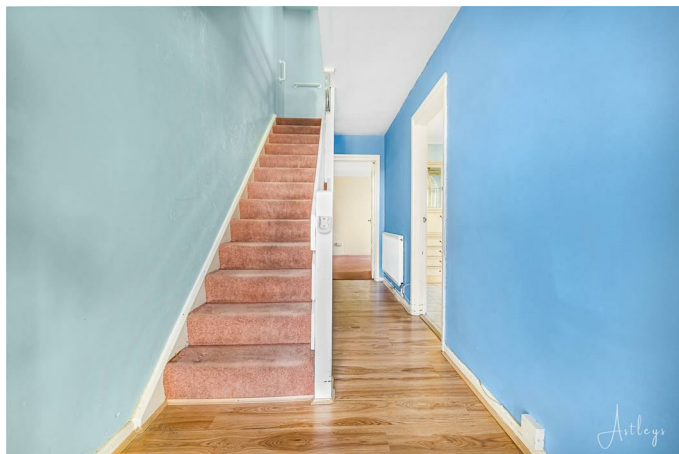
The accommodation comprises; hallway, lounge, dining room, kitchen, utility room and cloakroom on the ground floor.



### Entrance

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

### Hallway



With stairs to the first floor. Radiator. Door to the dining room. Door to the lounge.

### Lounge 11'0" x 15'10" (3.372 x 4.835)



You have a set of double-glazed French patio doors to the side leading out to the garden area. Radiator. Feature fireplace.

### Lounge



### Dining Room 9'7" x 9'5" (2.940 x 2.895 )



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

## Dining Room



## Kitchen 7'5" x 10'3" (2.279 x 3.127 )



You have a set of double-glazed windows to the front. Opening to the utility area. The kitchen has a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for dishwasher. Radiator.

## Kitchen



## Inner Hall

You have a door to the cloakroom. Frosted double-glazed PVC door to the garden. Door to the utility room.

## Cloakroom 4'3" x 3'9" (1.317 x 1.164 )

You have a frosted double-glazed window to the front. WC. Wash hand basin. Radiator.

## Utility Room 8'9" x 5'7" (2.684 x 1.708 )

You have a frosted double-glazed window to the front. Plumbing for washing machine. Space for American style fridge freezer.

## First Floor

### Landing

You have loft access. Door to storage cupboard. Door to the bathroom. Doors to bedrooms.

**Bedroom One 8'9" x 15'8" (2.674 x 4.782 )**



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

**Bedroom One**



**Bedroom Two 9'4" x 9'9" (2.869 x 2.987 )**



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

**Bedroom Two**





### Bedroom Three 9'5" x 8'2" (2.881 x 2.492 )



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

### Bedroom Three



### Shower Room 6'5" x 5'8" (1.964 x 1.735 )



You have a frosted double-glazed window to the front. Suite comprising; walk-in shower. WC. Wash hand basin. Radiator. Tiled walls. Extractor fan.

### External



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



**External**



**Another Aspect**



**External**



**Aerial Aspect**



**Another Aspect**



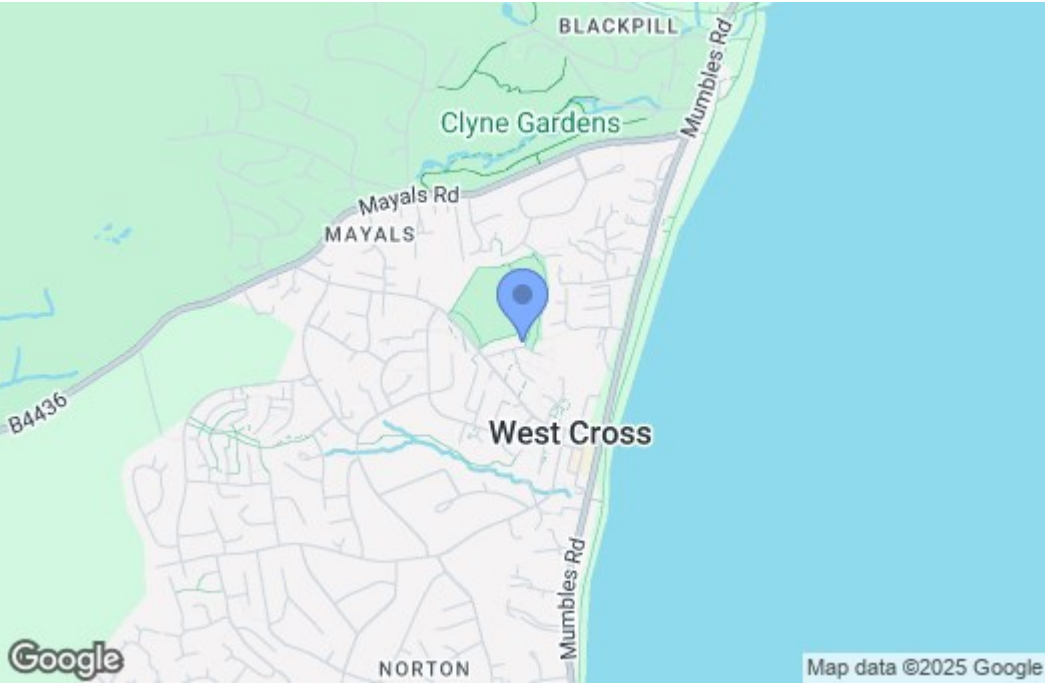
**Aerial Aspect**



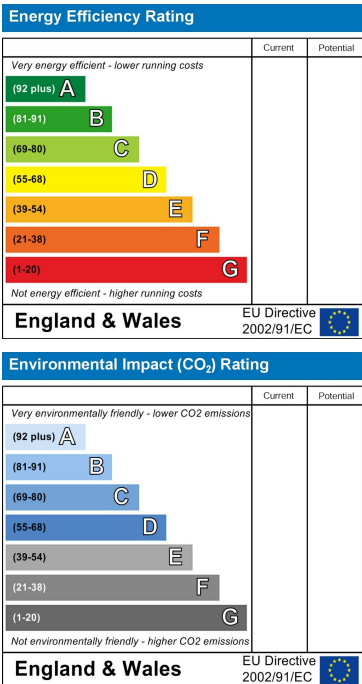
Floor Plan



Area Map



Energy Efficiency Graph



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