

20 Eastland Close,
West Cross, Swansea,
SA3 5NU

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£399,995

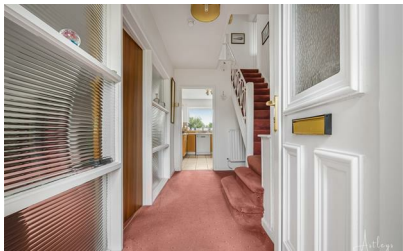


Located in the sought-after Eastland Close in West Cross, this spacious four-bedroom detached family home offers an ideal setting for those looking to enjoy coastal living while remaining within easy reach of the popular seaside village of Mumbles. Enjoying partial sea views of Swansea Bay to the rear, the property sits on an impressive plot of approximately 0.08 acres and offers a generous floor area of 1,657 square feet.

The home welcomes you with a private driveway providing parking for two vehicles, alongside a raised lawned garden filled with an array of flowers, trees and shrubs. Stepping inside, the ground floor accommodation comprises a cloakroom, lounge, dining room, kitchen, conservatory and an additional sitting room, providing flexible living spaces ideal for family life and entertaining.

On the first floor, you will find four well-proportioned bedrooms along with a family bathroom. The rear of the property opens out onto a raised patio seating area with ample space for outdoor dining and relaxation, offering glimpses of the sea beyond. Steps lead down to a further lawned garden, bordered by a combination of fencing and walling, creating a private and peaceful environment surrounded by mature planting including flowers, trees and shrubs. Side access adds convenience, connecting the front and rear gardens seamlessly.

This charming home presents a wonderful opportunity for families seeking space, comfort and a desirable coastal lifestyle in this well-regarded area.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the cloakroom. Door to the kitchen. Door to the lounge. Radiator.

Cloakroom

5'4" x 2'11"

You have a frosted double glazed window to the front. Suite comprising: WC. Wash hand basin. Tiled floor. Tiled walls.

Lounge

14'1" x 12'8"

You have a set of double glazed windows to the front. Radiator. Gas fire set on marble Hearth. Opening to the dining room.

Lounge

Dining Room

9'1" x 10'11"

You have a set of double glazed windows to the rear. Radiator. Door to the kitchen.

Dining Room

Kitchen

10'9" x 18'6"

You have a door to the old garage (which is now currently being used as a sitting room). Set of double glazed windows to the rear. Glazed hardwood door to the conservatory. Tile floor. Radiator. A well 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. Five ring gas hob with extractor hood over. Integral oven and grill. Space for dishwasher. Plumbing for washing machine. Space for fridge. Space for freezer.

Kitchen

Kitchen

Sitting Room

17'5" x 8'4"

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

Conservatory

10'2" x 10'8"

You have tiled floor. Radiator. Set of double glazed windows to the rear. Double glazed sliding door to the rear.

Conservatory

First Floor

Landing

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

Bathroom

5'8" x 7'6"

You have a set of frosted double glazed windows to the rear. Bathroom suite comprising: bathtub with shower over. WC. Wash hand basin. Heated towel rail. Tiled floor. Tiled walls.

Bathroom

Bedroom One

12'8" x 14'0"

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

Bedroom One



Bedroom Two

12'6" x 8'8"

You have a set of double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator. Sliding doors to built-in wardrobes.

Bedroom Two**Bedroom Three**

9'6" x 17'0"

You have a set of double glazed windows to the front. Radiator. Sliding doors to built-in wardrobe.

Bedroom Three**Bedroom Four**

15'0" x 8'5"

You have a set of double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator. Sliding doors to built-in wardrobe.

Bedroom Four**External****Another Aspect****Front**

You have driveway parking for two vehicles. You have a raised lawned garden. Home to a variety of flowers, trees and shrubs. Side access to the rear.

Aerial Aspect**Aerial Aspect****Rear**

With a raised patio seating area with ample room for tables and chairs, which in turn has steps leading down to a lawned garden. Rear garden is bordered by wall and fencing, and again home for a variety of flowers, trees and shrubs.

Rear**Rear****Rear****Services**

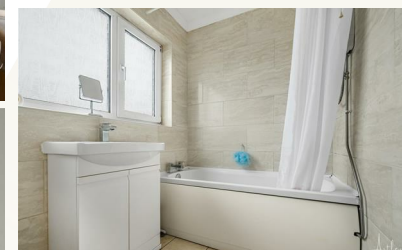
Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2 Three & Vodafone.

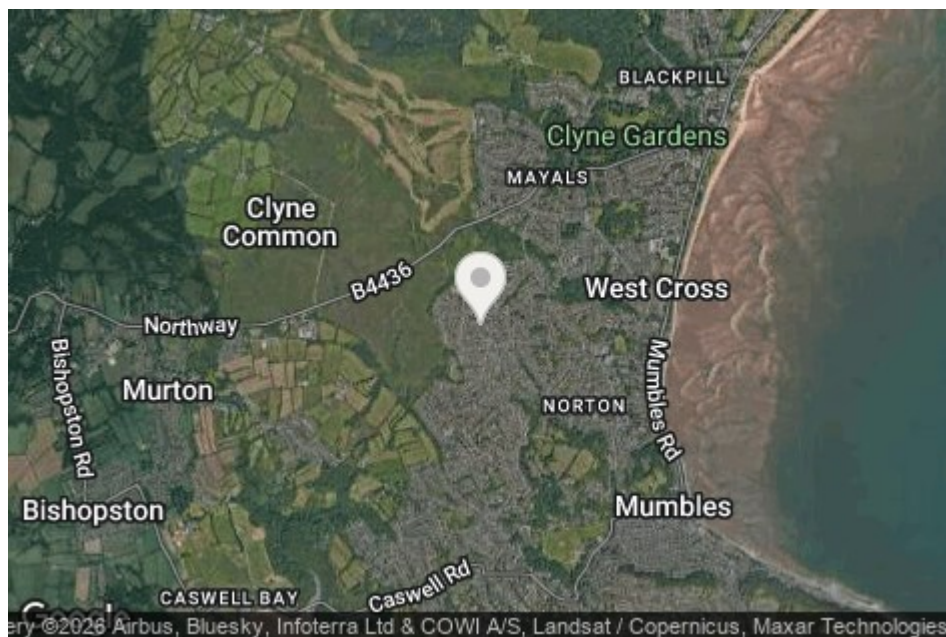
Council Tax Band

Council Tax Band - F

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 154.0 sq. metres (1657.1 sq. feet)

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Plan produced using PlanUp.