

15 Heneage Drive,
West Cross, Swansea,
SA3 5BR



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Offers Over
£425,000



Tucked away in a quiet cul-de-sac just moments from Swansea Bay's seafront promenade, this home enjoys an enviable position within easy reach of the vibrant village of Mumbles and excellent local amenities. Families will also appreciate its location within the sought-after Bishopston Comprehensive School catchment, while the nearby Clyne Gardens, coastal walks, and convenient transport links add to its lifestyle appeal.

Inside, the property offers generous and versatile living space arranged over two floors, including a welcoming lounge, separate dining room and a bright kitchen. Upstairs, four well-proportioned bedrooms provide comfortable family accommodation, complemented by both an en-suite and family bathroom.

The rear garden is a private retreat, beginning with a paved patio perfect for alfresco dining, leading to a lawn bordered with mature shrubs and flowers. The property is available with no onward chain, offering buyers a smoother and quicker purchase process.



Entrance

Via a composite door into the hallway.

Hallway

With a door to storage cupboard. Stairs to the first floor. Door to the cloakroom. Door to the kitchen. Set of doors to the dining room. Set of doors to the lounge. Radiator.

Dining Room

11'4" x 8'11"

You have a double glazed bay window to the front. Radiator.

Dining Room (Virtually Staged)

Dining Room

Kitchen

12'10" x 7'7"

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. Four ring Neff gas hob with extractor hood over. Integral Neff oven and grill. Space for fridge. Space for freezer. Plumbing for washing machine. Space for dishwasher.

Kitchen

Cloakroom

7'11" x 3'1"

Suite comprising: WC. Wash hand basin. Tiled floor. Radiator. Extractor fan.

Lounge

12'10" x 20'11"

You have a double glazed window to the rear and a set of double glazed French doors to the rear. Two radiators. Gas fire set on marble hearth with marble surround.

Lounge

Lounge (Virtually Staged)

Lounge (Virtually Staged)

First Floor

Landing

With loft access. Door to airing cupboard. Door to the bathroom. Doors to bedrooms.

Bathroom

9'2" x 6'5"

Suite comprises a bathtub. WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

Bathroom

Bedroom One

14'2" x 12'3"

You have a set of double glazed windows to the front. Radiator. Doors to built in storage cupboards. Door to the en suite.

Bedroom One

Bedroom One (Virtually Staged)

Bedroom One (Virtually Staged)



En-Suite

59" x 89"

Comprising a corner shower cubicle with oversized shower head above. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

En-Suite**Bedroom Two**

14'1" x 8'7"

You have a double glazed window to the front and a radiator.

Bedroom Two**Bedroom Two (Virtually Staged)****Bedroom Three**

12'0" x 8'4"

With a double glazed window to the rear. Radiator.

Bedroom Three (Virtually Staged)**Bedroom Three****Bedroom Four**

12'3" x 7'11"

With a double glazed window to the rear and a radiator.

Bedroom Four (Virtually Staged)**Bedroom Four****External****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

Parking for one vehicle leading to the garage.

Rear

Patio seating area with room for tables and chairs which in turn leads to a lawned garden. The garden is bordered by fencing. Home to a variety of flowers and shrubs.

Rear**Rear****Services**

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

Council Tax Band

Council Tax Band - F

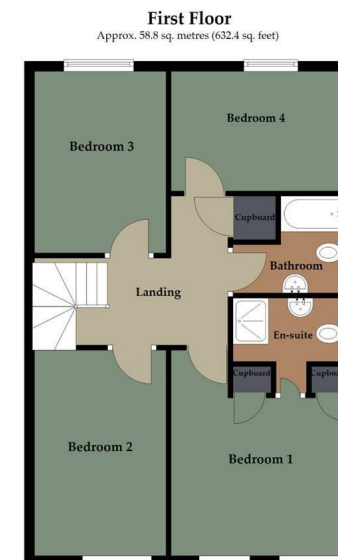
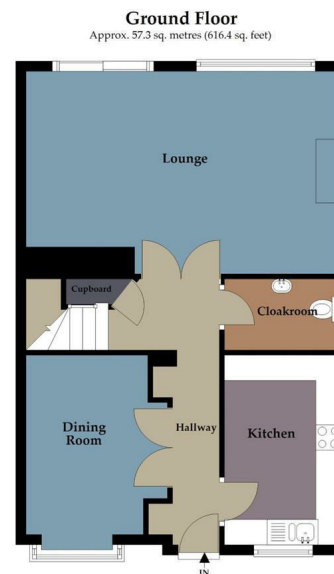
Tenure

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		
	69	83
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 116.0 sq. metres (1248.8 sq. feet)

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Plan produced using PlanUp.