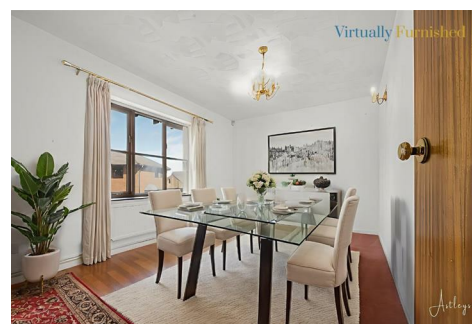




## 2 Llwynderw Close, West Cross, Swansea, SA3 5AF

**£550,000**

This four-bedroom detached family home offers an exciting opportunity for those looking to create their dream property by the sea. Positioned close to the picturesque seafront promenade and just a short walk from the vibrant village of Mumbles, the location combines coastal charm with convenient access to local shops, cafes, and amenities.

Set on an impressive 0.10-acre plot with a generous floor area of 1,627 sq. ft, the property provides a flexible layout that requires some modernisation but holds huge potential. The ground floor comprises a welcoming hallway leading to a spacious lounge, a separate dining room, a cloakroom, a fitted kitchen, a practical utility room, and a bright conservatory overlooking the garden.

Upstairs, you will find four well-proportioned bedrooms, including a master with en-suite facilities, alongside a family bathroom.

### Entrance

Via steel door with double glazed window into a small porch area.

### Porch

With a solid wooden door into the hallway.

### Hallway



Door to the lounge. Door to the dining room. Door to cloakroom. Radiator. Stairs to the first floor.

### Hallway

#### Cloakroom 5'8" x 3'10" (1.75 x 1.18 )

With a frosted double glazed window to the rear. Suite comprising; WC. Wash basin. Radiator.

#### Lounge 21'3" x 14'4" (6.49 x 4.39 )



You have two single frame wooden windows to the front. To the rear you have a double glazed window. Feature brick fireplace. Two radiators.

### Lounge



#### Dining Room 13'6" x 9'8" (4.13 x 2.95 )



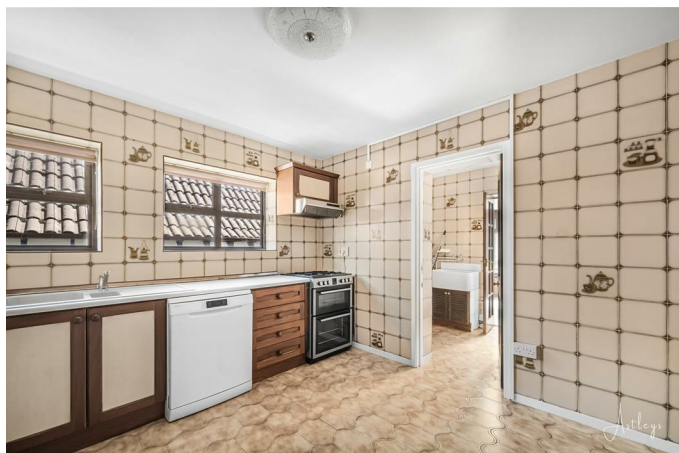
With single glazed wooden frame windows to the front. Radiator.

### Dining Room

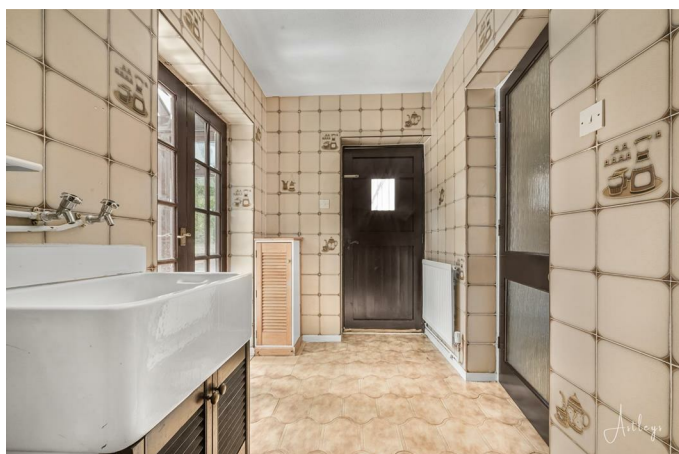
#### Kitchen 10'5" x 11'1" (3.20 x 3.40 )

You have both wall and under counter cabinetry with a wooden top. You have two double glazed windows to the side of the property. You have one single radiator. You have a sink. Space for a dishwasher and space for a freestanding gas cooker. Tiled floor. You have a wood frame glass door into the utility.

### Kitchen



### Utility Room 9'10" x 5'4" (3.00 x 1.63 )



You have a Belfast sink. Boiler. French single glazed door to the conservatory. Tiled floor.

### Conservatory 9'2" x 9'3" (2.81 x 2.84 )

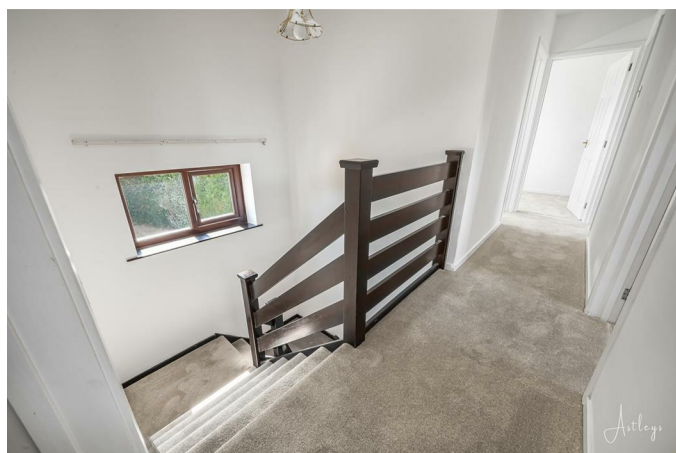


You have a set of double glazed windows to the rear. French double glazed door opening onto the patio at the rear of the property. Tiled floor.

### Conservatory

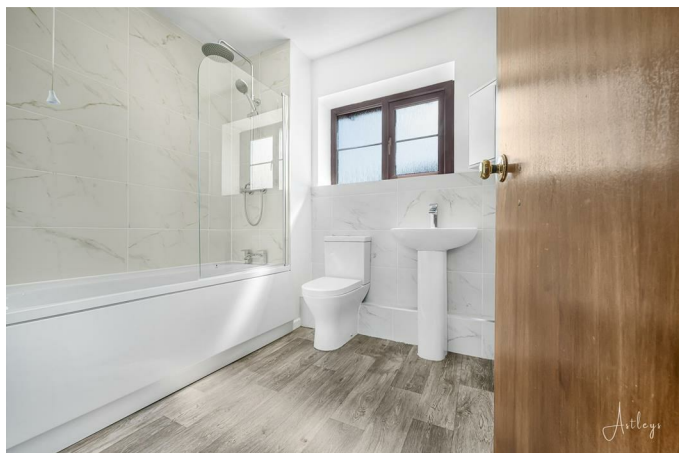
### First Floor

### Landing



With a double glazed window to the rear. Doors to bedrooms. Door to the bathroom.

**Bathroom 6'6" x 7'8" (2.00 x 2.34 )**



You have a double glazed frosted window to the rear. Wash hand basin. WC. Bath with shower overhead. Stainless steel towel rail.

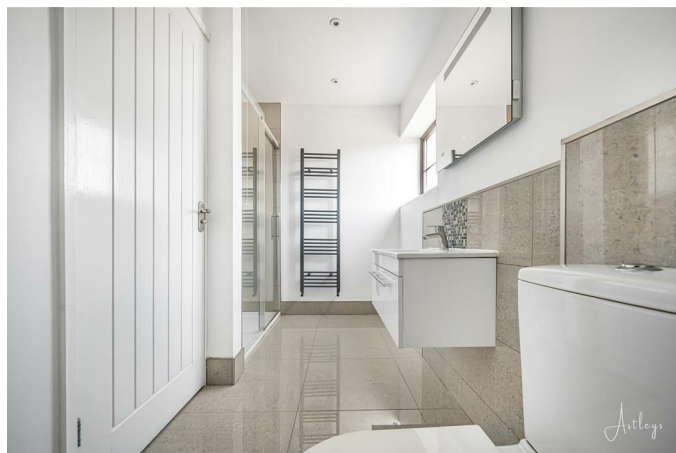
**Bathroom**

**Bedroom One 13'8" x 11'10" (4.18 x 3.61 )**



With a double glazed window to the front. Radiator. Door to en-suite. Door to walk in wardrobe.

**En-Suite 4'4" x 11'3" (1.34 x 3.45 )**



Frosted double glazed window to the side. Suite comprising; large shower. Wash hand basin. WC. Wall mounted radiator.

**En-Suite**

**Bedroom Two 9'4" x 9'0" (2.87 x 2.75 )**



With a double glazed window to the front. Radiator.

**Bedroom Two**



**Bedroom Four 9'10" x 6'2" (3.00 x 1.88)**



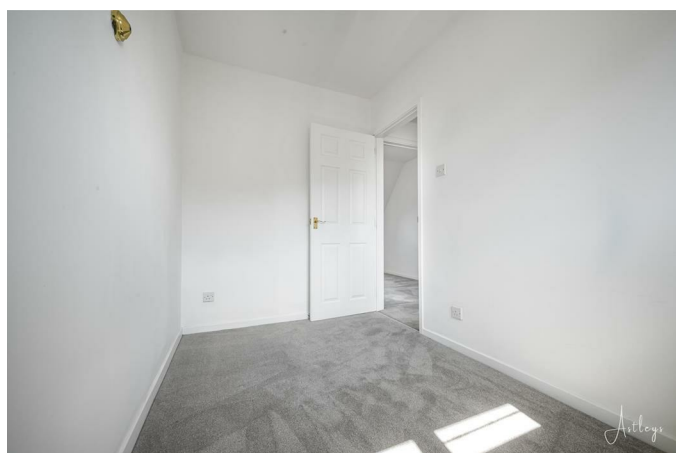
With a double glazed window to the rear. Radiator.

**Bedroom Three 9'4" x 12'5" (2.87 x 3.79 )**



With a double glazed window to the front. Radiator.

**Bedroom Four**



**Bedroom Three**



**External**

**Front**



You have parking for one vehicle with access to a single garage. Lawned garden.

**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**

**Aerial Aspect**



### Rear



You have a patio seating area with ample room for tables and chairs. Raised lawned garden.

### 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 - G

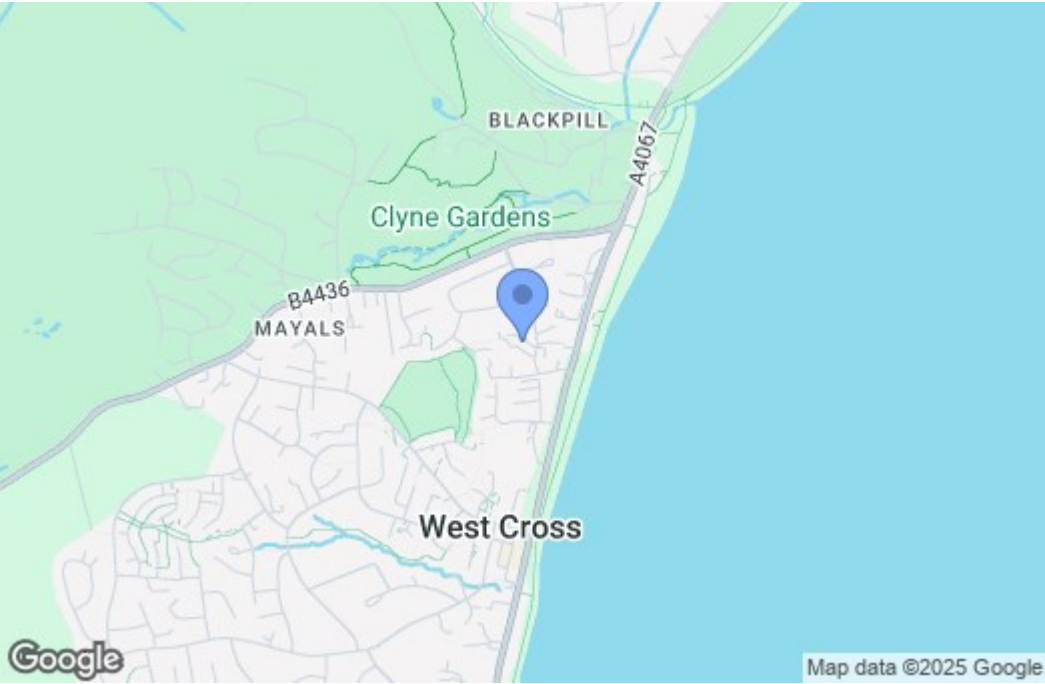
#### Tenure

Freehold.

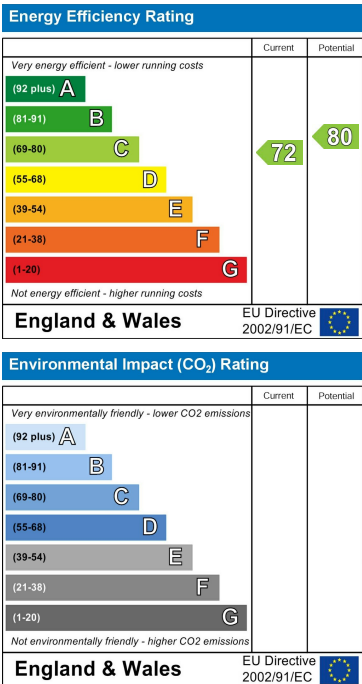
Floor Plan



Area Map



Energy Efficiency Graph



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