



2 The Glade, West Cross, Swansea, City & County Of Swansea, SA3 5JL

Offers Over £250,000

Situated in the sought-after area of West Cross, this attractive three-bedroom detached family home offers comfortable living in a superb location, just a short distance from local schools and within easy reach of the vibrant village of Mumbles. Enjoying partial sea views from the second bedroom, the property sits on a plot of approximately 0.04 acres with a floor area of 984 ft².

The ground floor accommodation comprises a welcoming hallway, a useful utility room, a bright and spacious lounge/dining area, and a well-appointed kitchen. Upstairs, there are three bedrooms and a family bathroom.

Externally, the front of the property benefits from driveway parking for two vehicles and a lawned garden with side access to the rear. The rear garden features a raised decked seating area, ideal for outdoor dining, which leads down to a low-maintenance Astro turf garden. Additional features include a detached garden shed, outside electricity, and two outside taps. This is an excellent opportunity to acquire a well-presented home in a desirable coastal setting.

Entrance

Via a PVC door into the hallway.

Hallway



With stairs to the first floor. Opening to the pantry. Door to the utility room. Door to the lounge. Door to the kitchen. Radiator.

Utility Room 4'7" x 3'2" (1.415 x 0.990)

Formerly the cloak room and could easily be put back as a cloak room. You have a glazed window to the side. Wash hand basin. Radiator. Plumbing for washing machine. Space for tumble dryer.

Lounge/Dining Area 11'11" x 14'4" (3.641 x 4.379)



You have a set of double glazed windows to the front. Opening to the dining area. Dining area with a radiator. Door to the kitchen. Set of double glazed windows to the rear.

Lounge/Dining Area



Lounge/Dining Area



Lounge/Dining Area



Kitchen 9'5" x 10'9" (2.885 x 3.301)



You have a set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Beautifully appointed kitchen fitted with a range of basin wall units. Running wood block work surface incorporating a one and a half bowl ceramic sink with mixer tap over. Four ring induction hob with extractor hood over. Integral dishwasher. Integral oven and grill. Integral microwave. Space for fridge freezer. Tiled floor. Spotlights.

Kitchen

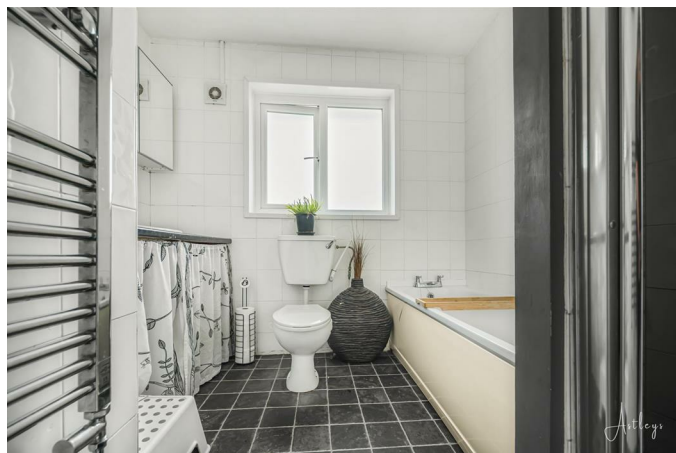


First Floor

Landing

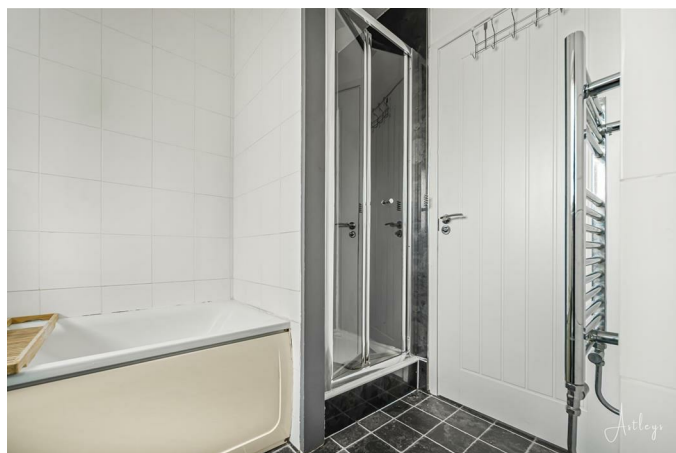
You have a frosted double glazed window to the side. Loft access. Door to bathroom. Doors to bedrooms. Door to airing cupboard.

Bathroom 9'0" x 8'3" (2.753 x 2.535)



You have a frosted double glazed window to the rear. Bathroom suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Extractor fan.

Bathroom



Bathroom



Bedroom One



Bedroom One 13'3" x 10'5" (4.056 x 3.178)



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

Bedroom Two 8'2" x 11'5" (2.497 x 3.495)



You have a set of double glazed windows to the rear offering partial sea views. Radiator.

Bedroom Two



Bedroom Three



Bedroom Three 10'4" x 6'4" (3.162 x 1.939)



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

External

Front



You have driveway parking for two vehicles. Lawned garden with side access to the rear. Outside tap.

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear

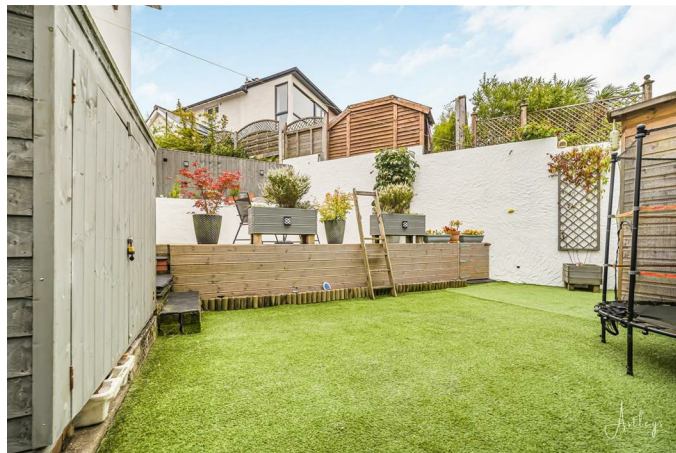


You have a raised decked seating area with ample room for tables and chairs, which in turn leads down to a low maintenance Astro turf garden. Detached garden shed. Outside electricity. Outside tap.

Rear



Rear



Rear



Services

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

Council Tax Band

Council Tax Band - E

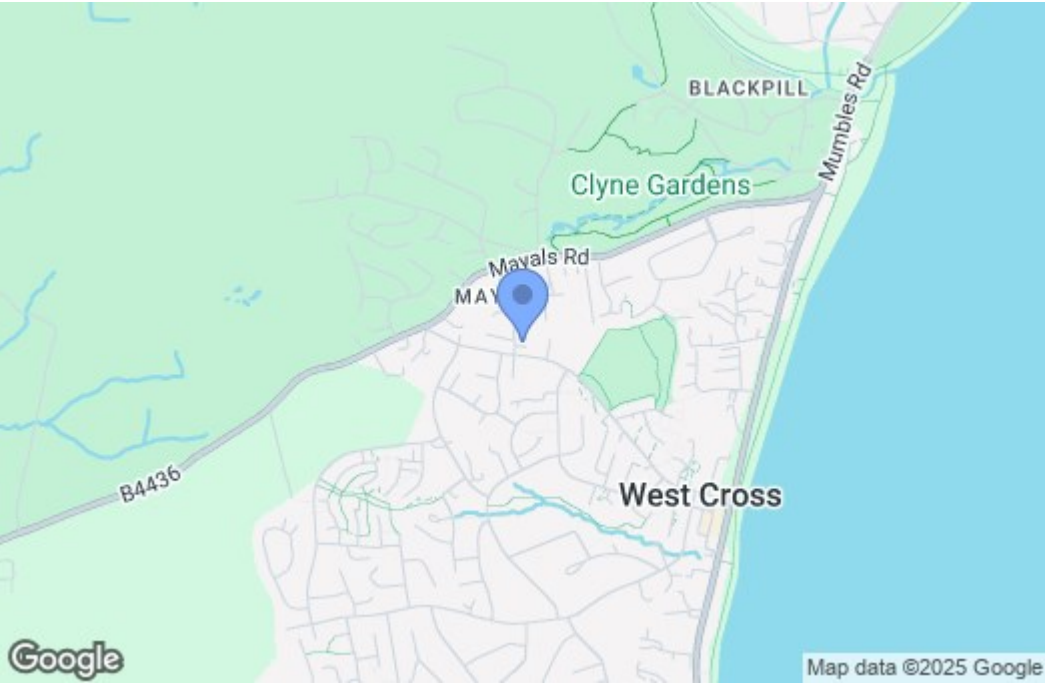
Tenure

Freehold.

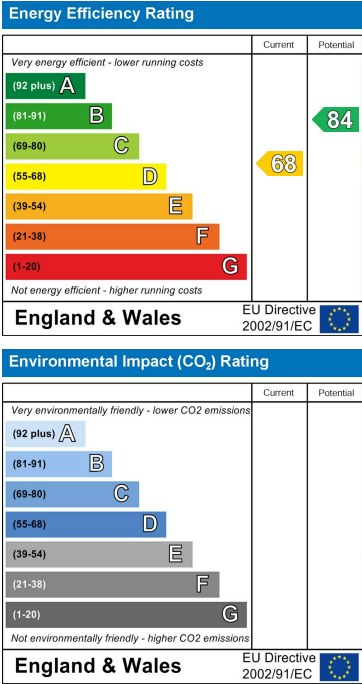
Floor Plan



Area Map



Energy Efficiency Graph



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