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Newton Road, Mumbles  
Swansea SA3 4AS



## 29 Heneage Drive, West Cross, Swansea, City & County Of Swansea, SA3 5BR

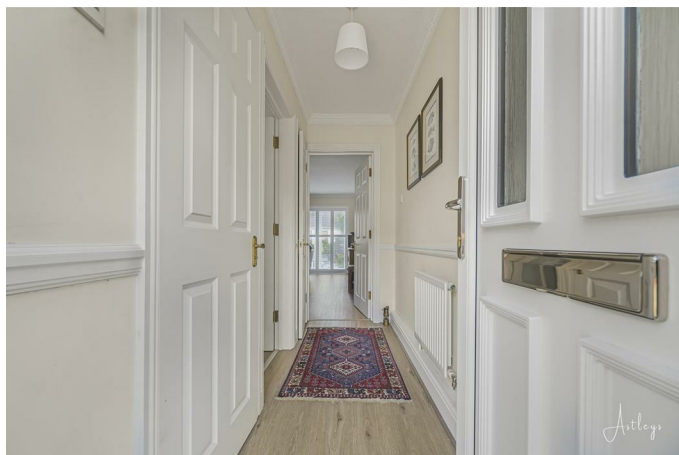
**Offers Over £350,000**

This spacious two bedroom semi detached property is offered to the market with no onward chain and is perfectly positioned just a stone's throw from the scenic seafront promenade. Located within the sought-after Bishopston Comprehensive School catchment area, this inviting home is ideal for families seeking both convenience and coastal living.

Set on a plot of approximately 0.04 acres with a generous floor area of 897 square feet, the accommodation is well laid out over two floors. The ground floor features a welcoming hallway leading to a bright and functional kitchen, a cloakroom, and a comfortable lounge—offering ample space for everyday living and entertaining alike.

Upstairs, you will find two well-proportioned bedrooms, including a principal bedroom complete with its own en-suite shower room, as well as a shower room.

## Entrance



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

## Hall

With a door to storage cupboard. Door to cloakroom. Door to living room. Door to kitchen. Radiator.

## Cloakroom 4'2" x 2'2" (1.273 x 0.673 )



You have a WC. Wash hand basin. Part tiled walls. Extractor fan.

## Kitchen 10'3" x 12'0" (3.131 x 3.664 )



The kitchen is fitted with a range of base and wall units. Running quartz work surface incorporating a stainless steel one-and-a-half-bowl sink and drainer unit. Four ring Bosch induction hob with extractor hood over. Integral washing machine. Integral dishwasher. Integral fridge. Integral freezer. Integral Bosch oven and grill and microwave. Spotlights.

## Kitchen





### Lounge 16'8" x 15'2" (5.096 x 4.639 )



You have a double-glazed window to the rear and a set of double-glazed French doors to the rear garden. Two radiators. Door to under-stairs storage. Stairs to the first floor.

### Lounge



### First Floor

### Landing



You have loft access (partially boarded). Door to the shower room. Doors to bedrooms. Door to airing cupboard.

### Shower Room 5'2" x 7'5" (1.586 x 2.262 )



A well-appointed and recently renovated suite. You have a frosted double-glazed window to the side. Suite comprising a large shower with oversized shower head above. WC. Wash hand basin. Radiator. Part tiled walls. Spotlights. Extractor fan.

### Shower Room



### Bedroom One



### Bedroom One 14'0" x 10'5" (4.286 x 3.189 )



You have a set of double-glazed windows to the rear. Radiator. Sliding doors to built-in wardrobe. Door to en suite.

### En-Suite 6'7" x 4'5" (2.027 x 1.348 )



You have a frosted double-glazed window to the side. Suite comprising corner shower cubicle. WC. Wash and basin. Radiator. Part tiled walls. Extractor fan.

### En-Suite



### Bedroom Two



### Bedroom Two 15'11" x 9'4" (4.863 x 2.865 )



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

### External

#### Front



Externally to the front you have a low-maintenance gravelled garden and an allocated parking space for one vehicle.



Rear



You have a recently landscaped, low-maintenance rear garden which comprises a patio seating area with ample room for tables and chairs. Further raised patio seating area again with ample room for tables and chairs. Detached garden shed. Rear garden is home to a variety of flowers and shrubs, bordered by fencing with gated access out to the garage. Property has one of the garages (vendor leases the garage)

Rear



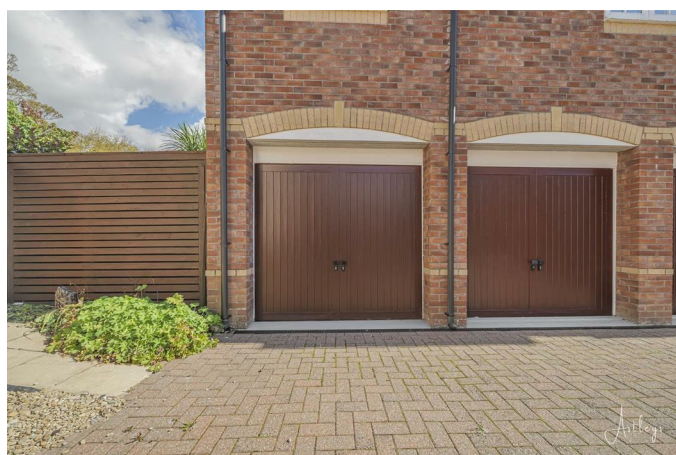
Rear



Rear



Rear



### Services

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

### Agents Note

According to the lease, the garage is for a vehicle only, not for any other storage or conversion.

Works carried out since the vendor bought the property in 2023 include - new kitchen & appliances, new bathroom, new windows and doors throughout, new carpet and hard flooring throughout, new gas condensing boiler, new landscaped garden and the exterior of the property has been painted also.

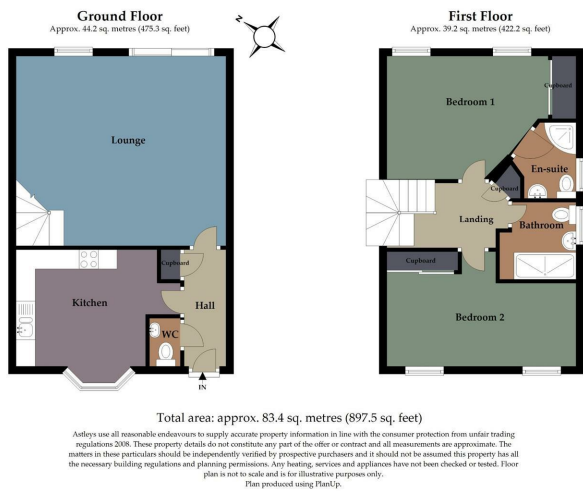
### Council Tax Band

Council Tax Band - F

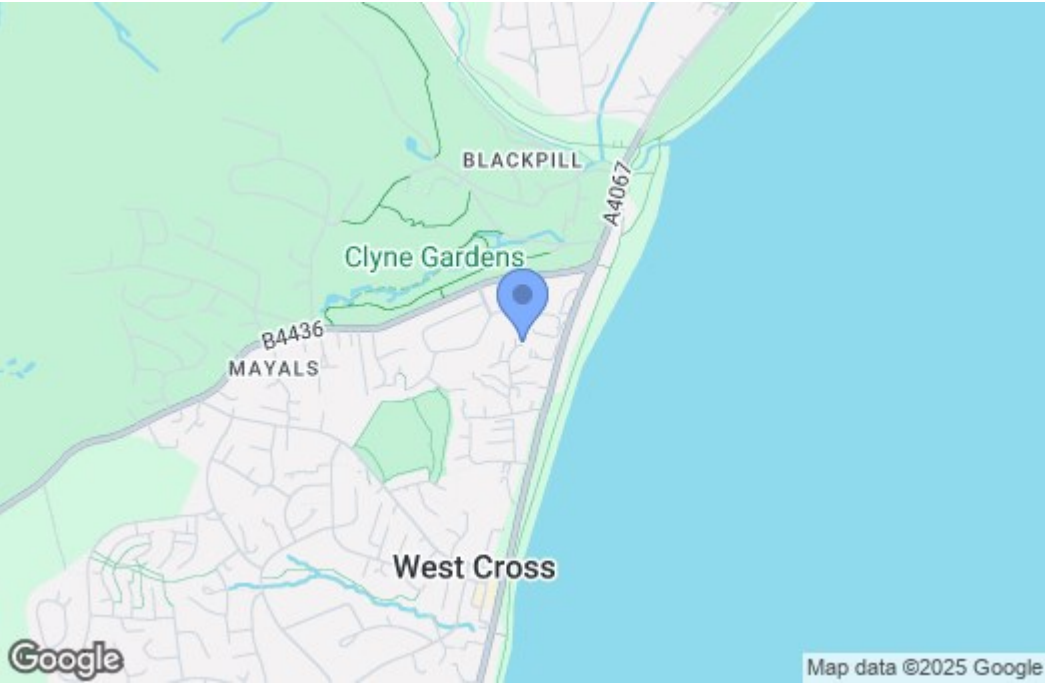
### Tenure

Freehold.

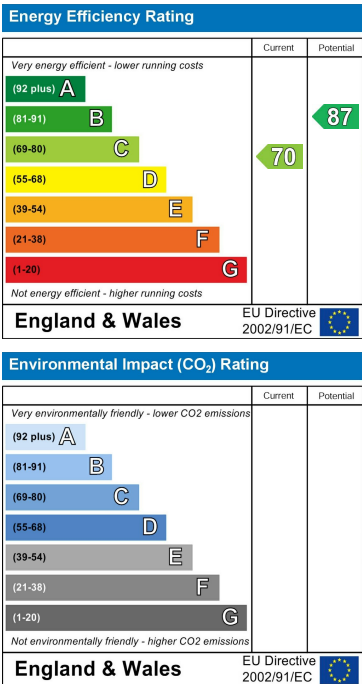
Floor Plan



Area Map



Energy Efficiency Graph



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