



## 16 Fairwood Road, West Cross, Swansea, City & County Of Swansea, SA3 5JP

**Offers Over £300,000**

Situated in the sought-after area of West Cross, this attractive three-bedroom detached 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. The property sits on a plot of approximately 0.03 acres with a floor area of 1164 ft<sup>2</sup>.

The ground floor accommodation comprises a porch, lounge, study, cloakroom and kitchen. Upstairs, there are three bedrooms and a family bathroom.

Externally, the front of the property benefits from a decked seating area with ample room for tables and chairs. To the rear you also have another enclosed decked seating area. This is an excellent opportunity to acquire a well-presented home in a desirable coastal setting.



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a door into the lounge.

### Lounge 15'5" x 15'4" (4.702 x 4.694 )



With a set of double glazed windows in the front. Radiator. Stairs to the first floor. Door to the inner hall. Door to the storage area which could be used as a study.

### Lounge



### Study 7'11" x 8'11" (2.431 x 2.727 )

### Inner Hall

You have a frosted double glazed PVC door to the rear. Opening into the kitchen. Door to the cloakroom.

### Cloakroom 5'4" x 5'2" (1.636 x 1.581 )



You have a WC. Wash hand basin. Radiator.

### Kitchen 20'10" x 9'3" (6.371 x 2.838 )



You have a set of double glazed windows to the rear. Double glazed French doors to the front which leads out onto the decked area. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Space for fridge/freezer. Space for dishwasher. Extractor hood. Radiator.

## Kitchen



## Kitchen



## Kitchen



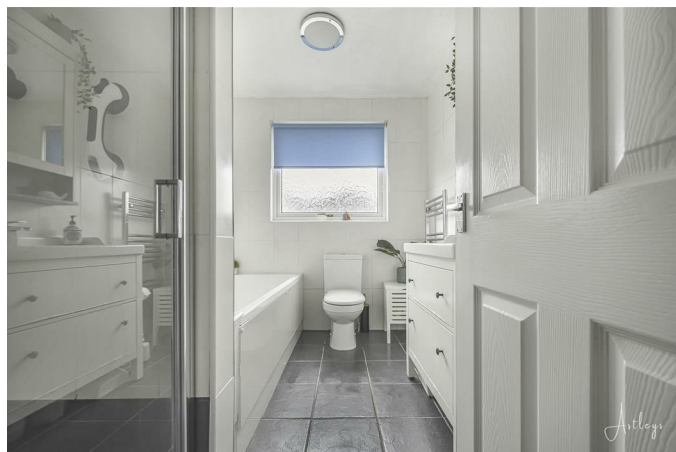
## First Floor

### Landing



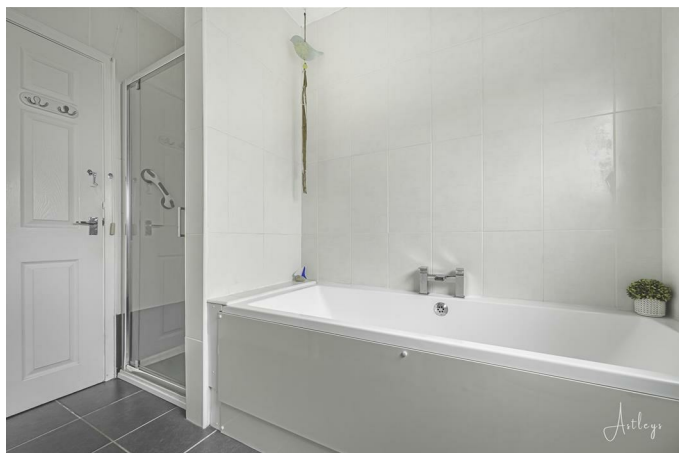
You have a frosted double glazed window to the side. Loft access. Door to airing cupboard. Doors to storage cupboards. Door to bathroom. Doors to bedrooms.

### Bathroom 8'11" x 6'8" (2.727 x 2.055 )



You have a frosted double glazed window to the rear. Suite comprising; bathtub. Corner shower cubicle. Low level WC. Wash hand basin. Chrome heated towel rail.

## Bathroom



## Bathroom



## Bedroom One 12'10" x 12'4" (3.930 x 3.768 )



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

## Bedroom One





### Bedroom Two 15'10" x 12'3" (4.840 x 3.752 )



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

### Bedroom Two

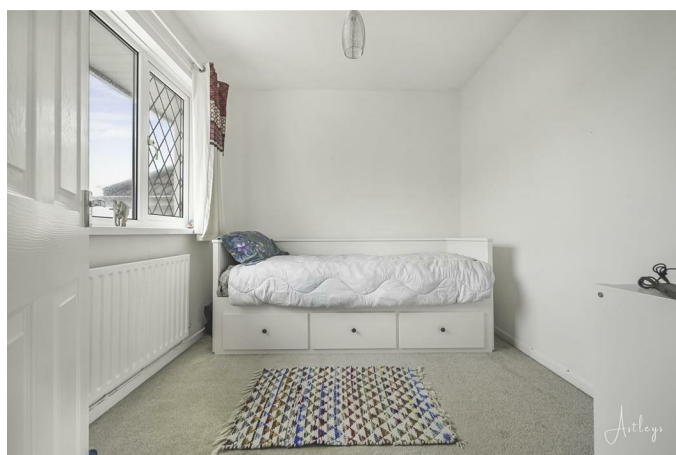


### Bedroom Three 8'5" x 9'1" (2.575 x 2.773 )



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

### Bedroom Three



### External

#### Front

You have a decked seating area with ample room for tables and chairs.

Rear



You have a decked seating area with ample room for tables and chairs. Door to the garage. Gate to the rear.

Rear



Rear Aspect

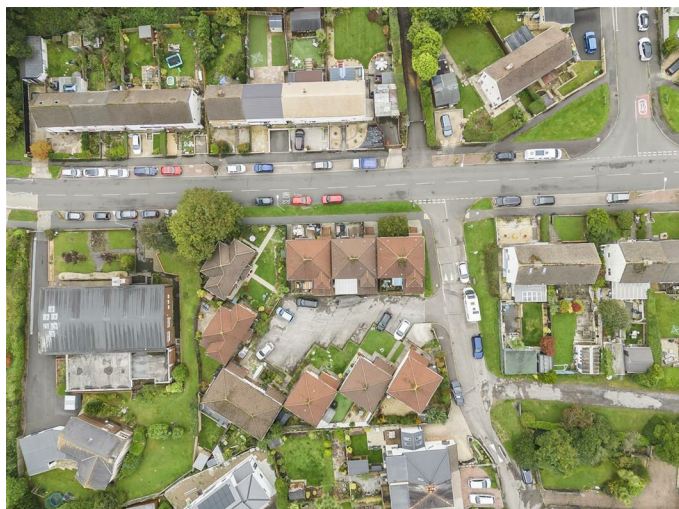


Aerial Aspect





### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Garage 9'7" x 9'0" (2.931 x 2.762 )

Power and light. Plumbing for washing machine.

### 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

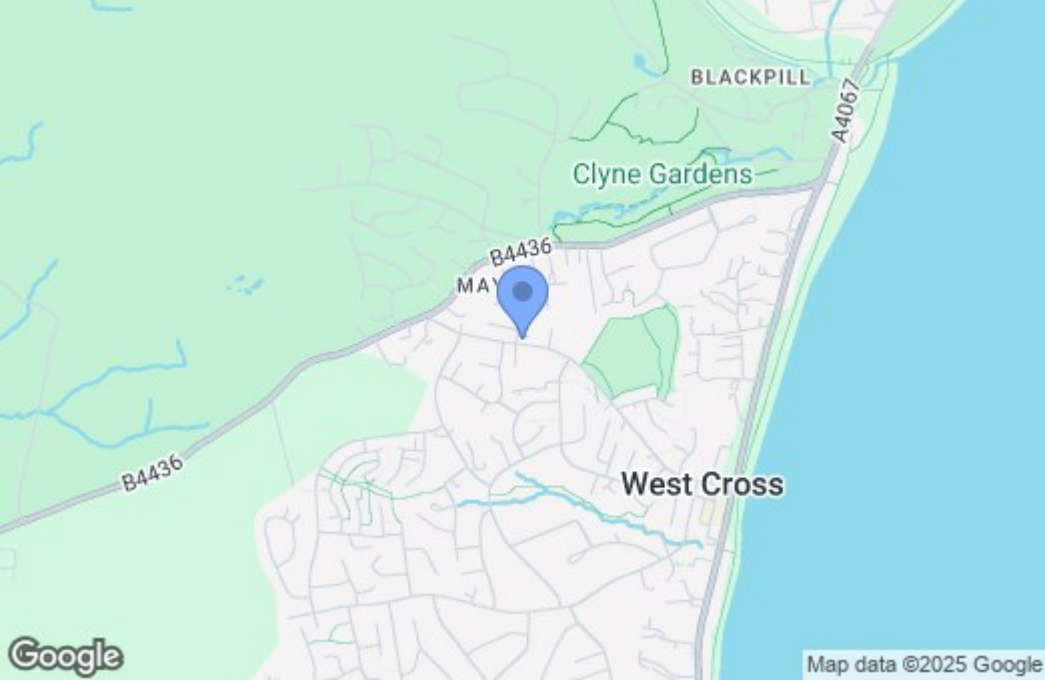
### Tenure

Freehold.

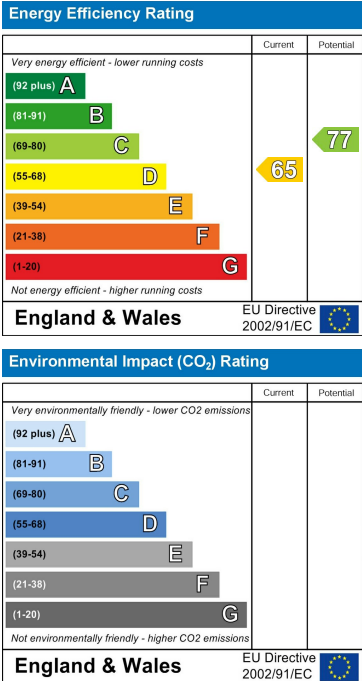
Floor Plan



Area Map



Energy Efficiency Graph



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