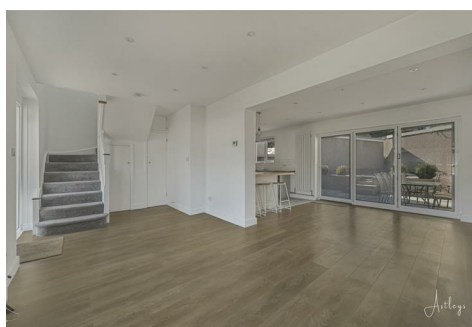


33a  
Newton Road, Mumbles  
Swansea SA3 4AS



## 4 Dolgoy Close, West Cross, Swansea, City & County Of Swansea, SA3 5LT

**£325,000**

Situated in the sought-after location of Dolgoy Close, West Cross, this well presented three-bedroom semi-detached family home offers comfortable living with the added benefit of partial sea views to the front. Sold with no onward chain. Ideally positioned within close proximity to the vibrant village of Mumbles, the property enjoys a fantastic balance of coastal charm and convenience.

Set on a 0.05-acre plot, the home provides private parking for up to three vehicles at the front. With a floor area of 924 square feet, the accommodation is well-designed for modern family life. The ground floor features a welcoming lounge and a well appointed kitchen/dining room creating a sociable and inviting space for both relaxation and entertaining. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.



### Entrance

Via a composite door into the lounge.

**Lounge 8'11" x 22'8" (2.734 x 6.933 )**



With a set of stairs to the first floor. Doors to two under stairs storage cupboards. Set of double glazed windows to the front. Radiator. Feature fireplace housing a gas fire. Opening to the kitchen/dining room.

### Lounge



### Lounge



**Kitchen/Dining Room 12'3" x 22'8" (3.738 x 6.932 )**



A beautifully appointed room with a set of double glazed bifold doors leading out to the rear garden. Set of double glazed windows to the rear garden. A well appointed kitchen fitted with a range of base units. Running woodblock work surface incorporating a stainless steel sink and drainer unit. Integral four ring induction hob with oven and grill under extractor hood over. Space for fridge freezer. Plumbing for washing machine. Breakfast island. Spotlights. Radiator.

### Kitchen/Dining Room



### Kitchen/Dining Room



### First Floor

### Landing



You have a double glazed window to the front offering partial sea views of Swansea Bay and beyond. Radiator. Loft access. Spotlights. Door to the shower room. Doors to bedrooms.

### Shower Room 5'7" x 7'9" (1.705 x 2.371 )



With a set of frosted double glazed windows to the side. Suite comprising a large walk-in shower. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

### Shower Room



### Bedroom One



### Bedroom One 9'11" x 13'6" (3.029 x 4.117 )



You have a set of double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Door to built-in storage cupboard. Spotlights.

### Bedroom Two 10'1" x 14'2" (3.079 x 4.325 )



You have a set of double glazed windows to the rear. Radiator. Door to built-in storage cupboard. Spotlights.

### Bedroom Two



### Bedroom Three



### Bedroom Three 6'1" x 11'2" (1.876 x 3.417 )



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

### External

#### Front

You have private driveway parking for two to three vehicles. A low maintenance patio garden with side access to the rear.

#### Aerial Aspect

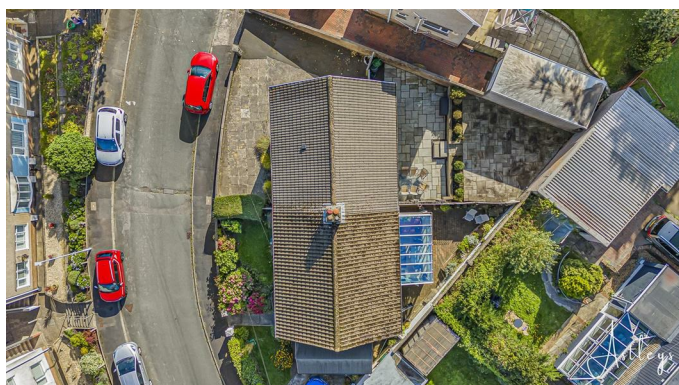




**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Another Aspect**



**Rear**



You have a low maintenance rear garden which comprises a patio seating area with ample room for tables and chairs which in turn has steps leading up to a further raised patio area.



### Rear



### Rear



### Rear



### Services

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

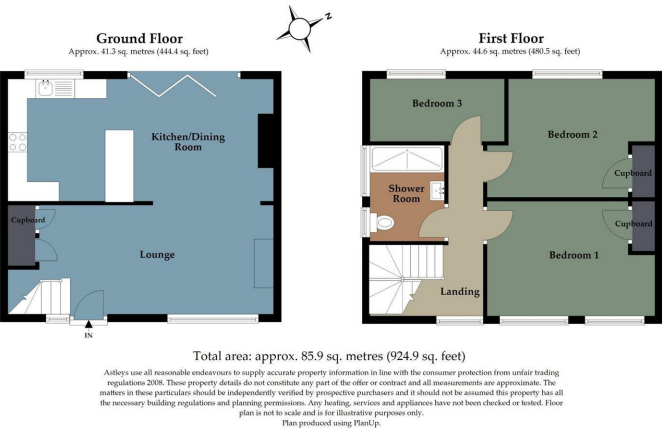
### Council Tax Band

Council Tax Band - E

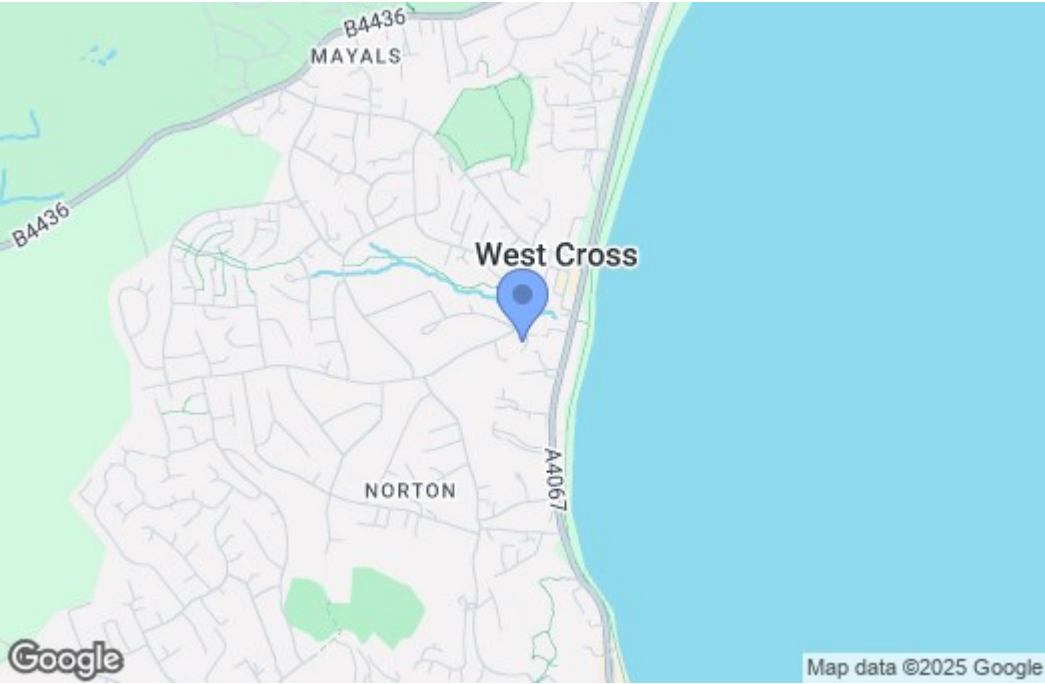
### Tenure

Freehold.

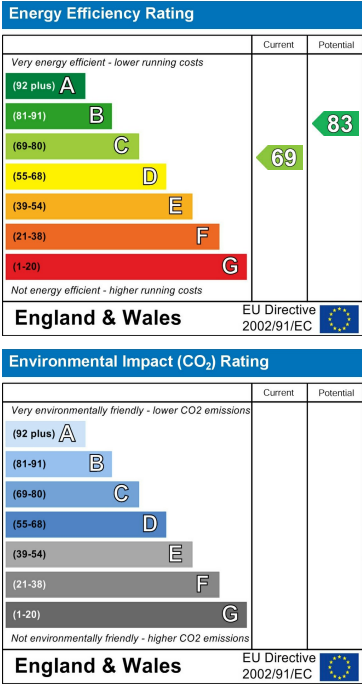
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.