

## 8 Heathwood Road, West Cross, Swansea, City & County Of Swansea, SA3 5JF

**Offers Over £275,000**

Welcome to this mid terrace property with breathtaking sea views of Swansea Bay. Situated just a stone's throw away from the Mumbles Bay foreshore, this two double bedroom home offers a fantastic coastal living experience.

As you enter, you are greeted by a spacious lounge, providing a versatile and welcoming space for relaxation and entertaining. Adjacent to the lounge is a dining area. Off the dining area is a kitchen. Conservatory also on the ground floor.

Moving to the first floor, you will find a bright and stylish bathroom. Additionally, there are two generously sized double bedrooms, ensuring ample space for a growing family or accommodating guests. Both bedrooms



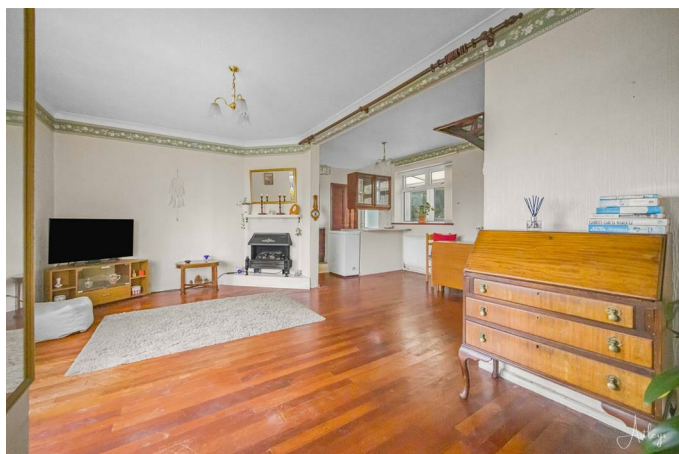
### Entrance

Via double glazed PVC door into the porch.

### Porch

With tiled floor. Frosted glazed hardwood door into the lounge.

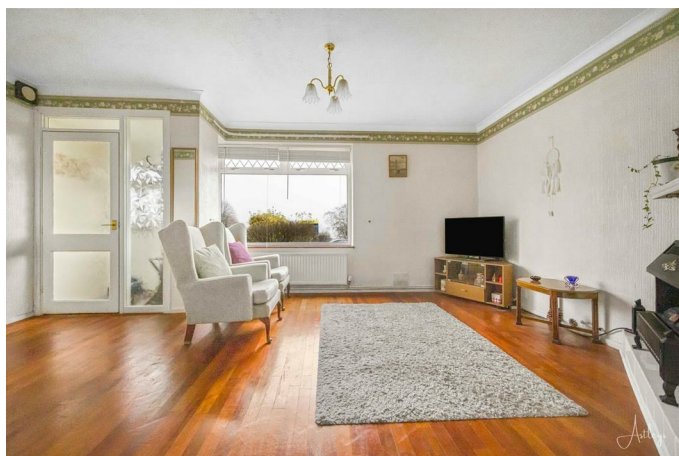
**Lounge 10'0" x 17'5" (3.055 x 5.327 )**



With a double glazed window to the front offering sea views of Swansea Bay and beyond. Radiator. Opening to the dining area.

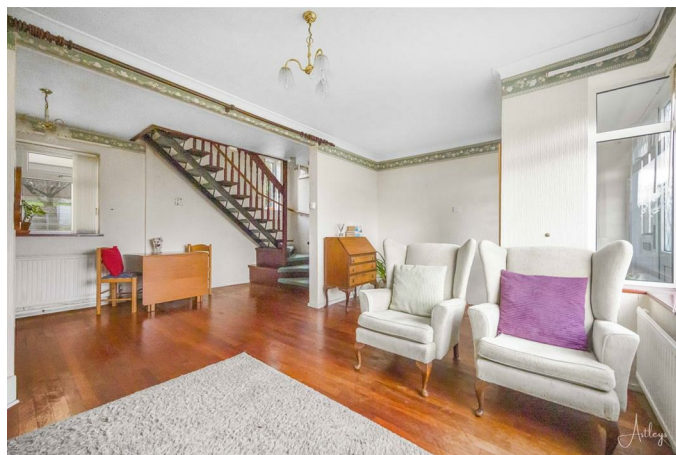
### Lounge

### Lounge



### Lounge

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**Dining Area 7'6" x 18'4" (2.302 x 5.612 )**

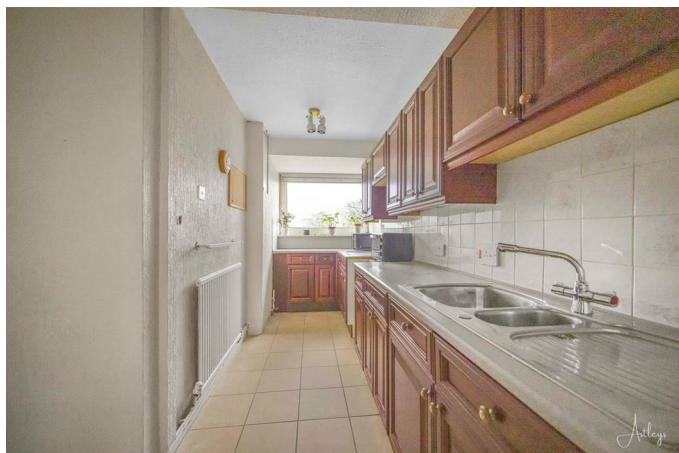
You have stairs to the first floor. Radiator. Double glazed window to the rear. Opening to the kitchen.

**Kitchen 17'7" x 5'7" (5.379 x 1.721 )**



With a double glazed window to the front again offering sea views of Swansea Bay and beyond. Tiled floor. Radiator. Frosted double glazed PVC door to the conservatory. Doors to w/c. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge freezer.

## Kitchen



## Kitchen



## Conservatory 5'8" x 13'0" (1.732 x 3.982 )

You have a set of double glazed windows to the rear garden. Double glazed PVC door to the rear garden.

## Conservatory



## Conservatory

## First Floor

## Landing

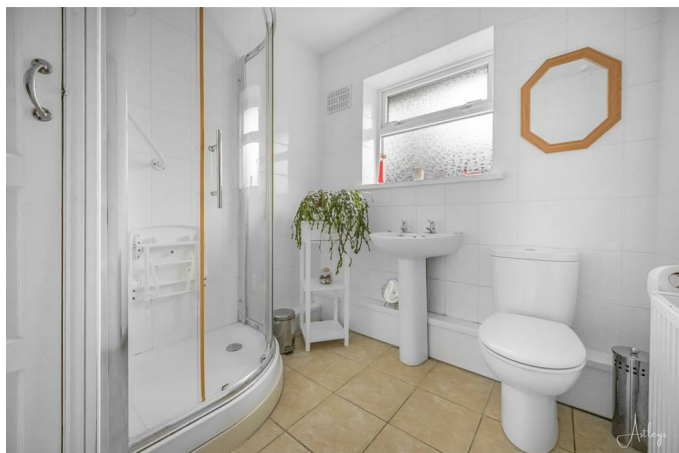


You have loft access. Double glazed window to the rear. Door to bathroom. Doors to bedrooms.

## Landing



### **Bathroom 7'8" x 6'10" (2.348 x 2.101)**



With a frosted double glazed window to the rear. Bathroom suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Door to airing cupboard.

### **Bedroom One 14'9" x 6'5" (4.517 x 1.957 )**



You have a double glazed window to the front offering breath-taking sea views of Swansea Bay and beyond. Partial views of Mumbles Pier. Radiator. Doors to built-in wardrobe.

### **Bedroom One**



### **Bedroom Two 10'0" x 11'9" (3.059 x 3.591 )**



You have a double glazed window to the front offering breath-taking sea views of Swansea Bay and beyond. Partial views of Mumbles Pier. Radiator. Doors to built-in wardrobes.

**Bedroom Two**



**Another Aspect**



**External**

**Front**



You have a lawned garden offering sea views of Swansea Bay and beyond.

**Aerial Aspect**



**Aerial Aspect**





### Aerial Aspect



### Aerial Aspect



### Rear



You have a low maintenance gravelled area with room for tables and chairs which in turn has steps leading up to a lawned garden. Lawned garden home to a variety of trees and shrubs. Detached greenhouse.

### Rear



### Services

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

### Council Tax Band

Council Tax Band - D

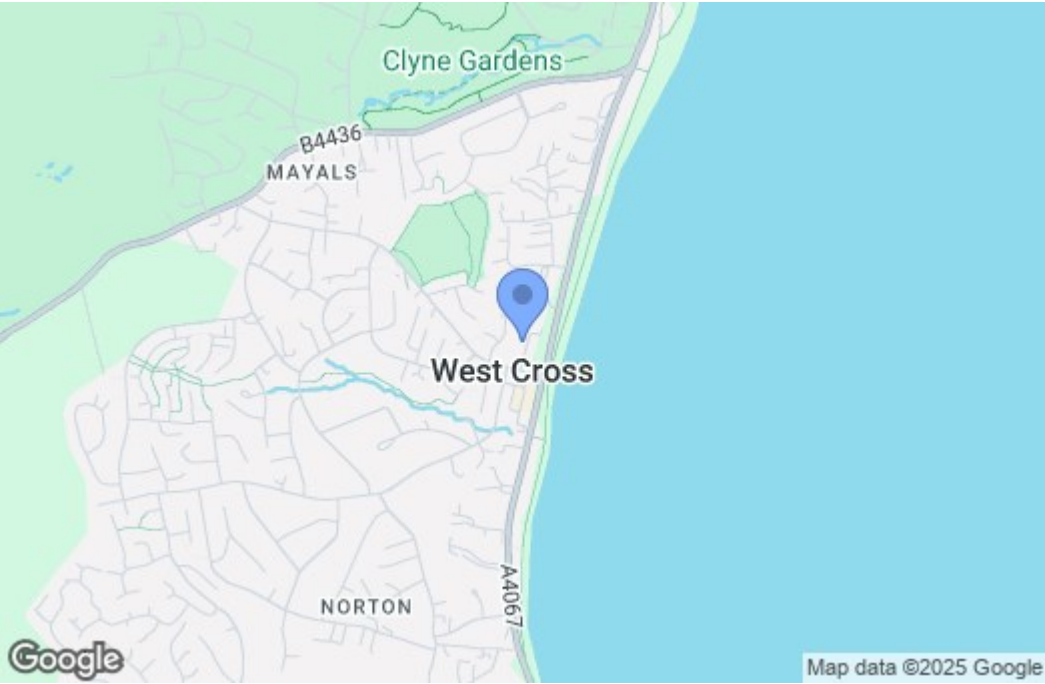
### Tenure

Freehold.

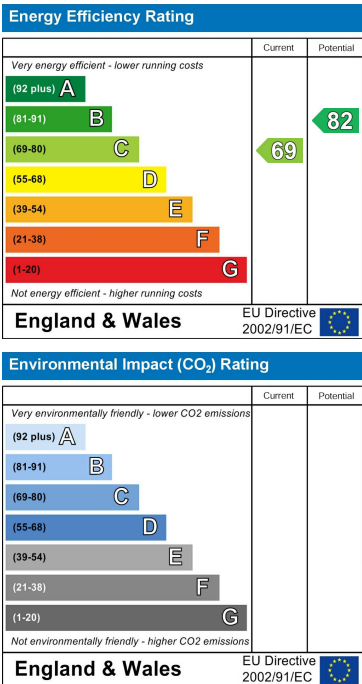
Floor Plan



Area Map



Energy Efficiency Graph



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