



## 18 The Paddock, West Cross, Swansea, City & County Of Swansea, SA3 5AH

**£399,995**

This charming three-bedroom detached family home offers a wonderful blend of comfort and convenience, with stunning sea views of Swansea Bay from both the second bedroom and the bathroom. Located just a short distance from the promenade, it provides easy access to a scenic walk into Mumbles, making it an ideal setting for those who enjoy coastal living.

The property sits on a 0.08-acre plot with a total floor area of 1,265 square feet. Inside, the accommodation includes a welcoming porch, a hallway, and a cloakroom. The lounge opens into a spacious dining room, creating a bright and sociable living space. The kitchen completes the ground floor layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering comfortable living for a growing family.

Externally, the front of the property features driveway parking for one vehicle leading to a garage. To the rear, a seating area provides a peaceful space to enjoy the views, with steps leading down to a beautifully maintained lawned garden, filled with an array of flowers, trees, and shrubs. This home presents a fantastic opportunity for those looking to enjoy a relaxed lifestyle by the sea while remaining close to local amenities.

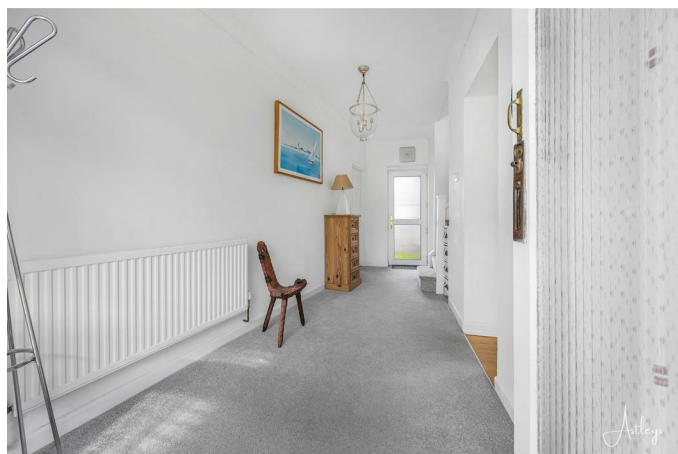
### Entrance

Via a frosted double-glazed PVC door with frosted double-glazed side panel into the porch.

### Porch

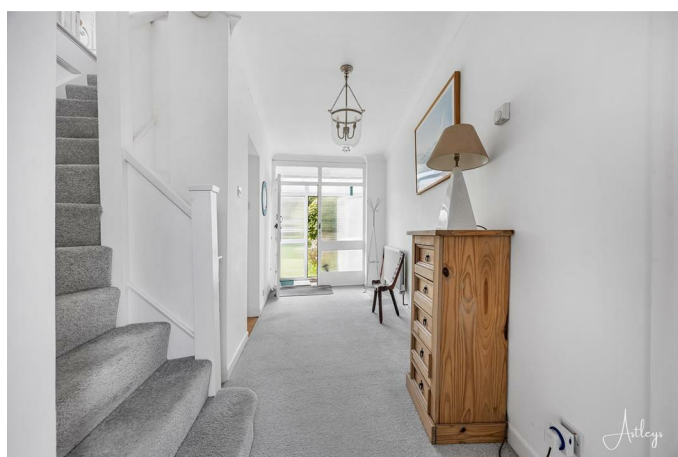
With a frosted glazed hardwood door with frosted glazed side panel into the hallway.

### Hallway



Stairs to the first floor. Frosted double-glazed door to the rear garden. Door to the cloakroom. Door to lounge. Door to dining room. Door to the kitchen. Door to understairs storage. Radiator.

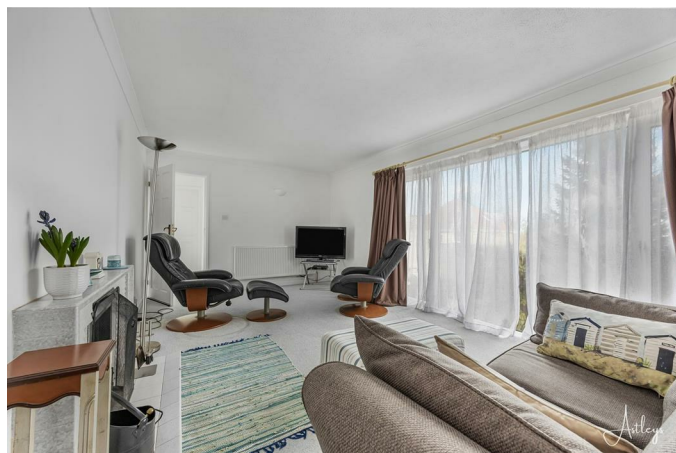
### Hallway



### Cloakroom 8'3" x 3'5" (2.515 x 1.042 )

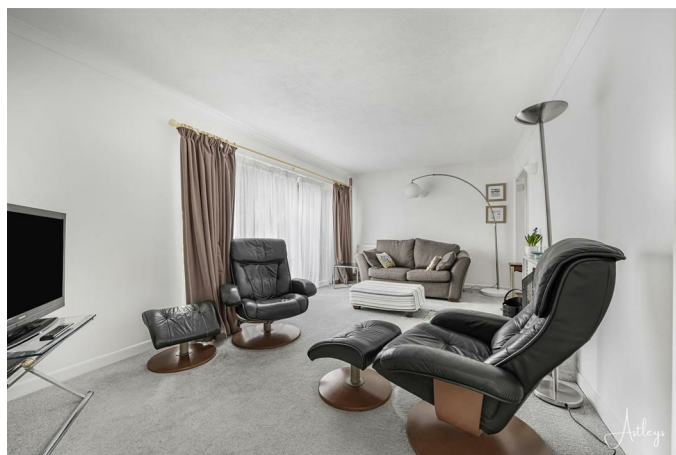
You have a frosted double-glazed window to the rear. Suite comprising; WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

### Lounge 10'9" x 18'7" (3.280 x 5.676 )



You have a feature fireplace and a double-glazed PVC door with double-glazed picture window to the rear garden. Two radiators.

### Lounge



### Dining Room 15'1" x 9'4" (4.603 x 2.867 )



With a double-glazed PVC door to the side. Double-glazed windows to the side. Radiator. Door to the kitchen.

#### Dining Room



### Kitchen 18'7" x 8'6" (5.682 x 2.593 )



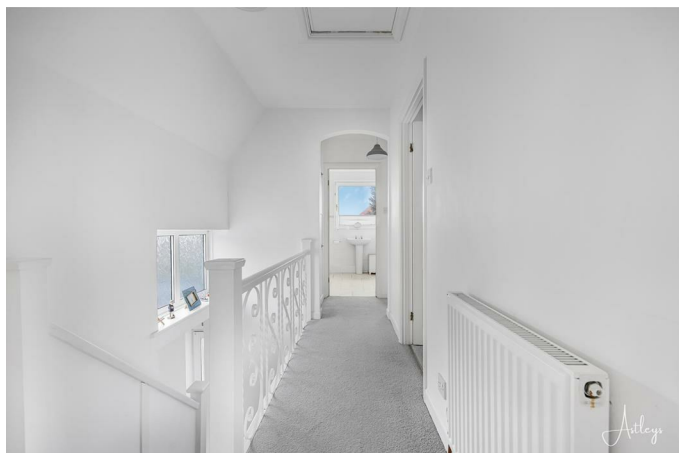
With a set of double-glazed windows to the front. Double-glazed PVC door to the front. Frosted double-glazed PVC door to the side. The kitchen is fitted with a range of base and wall units. You have running work surface incorporating a stainless steel one and a half bowl sink and drainer unit. Four-ring gas Smeg hob with oven and grill under. Extractor hood over. Tiled floor. Space for dishwasher. Space for washing machine. Integral fridge. Integral freezer.

#### Kitchen



#### First Floor

### Landing



You have a set of frosted double-glazed windows to the side. Radiator. Loft access. Door to storage cupboard. Door to bathroom. Doors to bedrooms.

### Bathroom 7'7" x 7'1" (2.312 x 2.166 )



You have a double-glazed window to the rear offering sea views of Swansea Bay and beyond. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

### Bedroom One 16'5" x 8'6" (5.021 x 2.616 )



With a set of double-glazed windows to the front. Radiator. Doors to the built-in wardrobes.

### Bedroom One



### Bedroom Two 11'0" x 10'9" (3.353 x 3.280 )



You have a set of double-glazed windows to the rear again offering sea views of Swansea Bay and beyond. Radiator. Doors to the built-in wardrobe.

### Bedroom Two



### Bedroom Three 12'1" x 7'10" (3.693 x 2.395 )

You have a set of double-glazed windows to the side. Radiator. Doors to built-in wardrobe.

### Bedroom Three



### External

### Another Aspect



### Aerial Aspect



### Aerial Aspect



### Front



You have driveway parking for one vehicle leading to the garage.

### Garage 18'0" x 8'4" (5.511 x 2.558 )

With an 'up and over' door. Set of glazed windows to the side. Power and light.

### Rear

You have a seating area which in turn leads down to a lawned garden which is home to a variety of flowers, trees and shrubs.

### Rear Garden



### Rear Garden



### Rear Garden



### Services

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

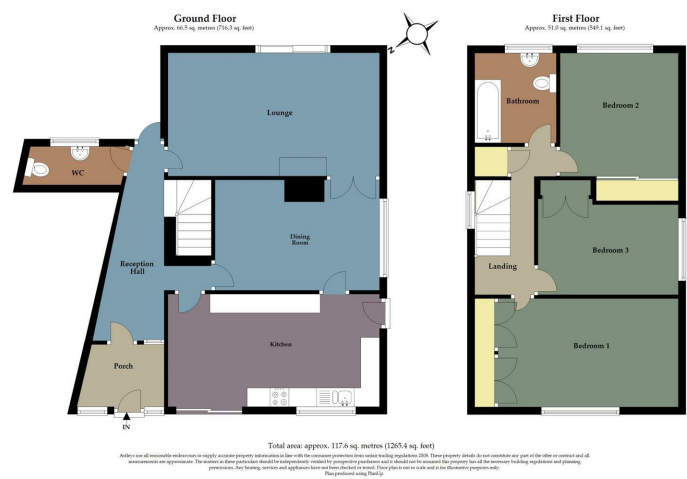
### Council Tax Band

Council Tax Band - F

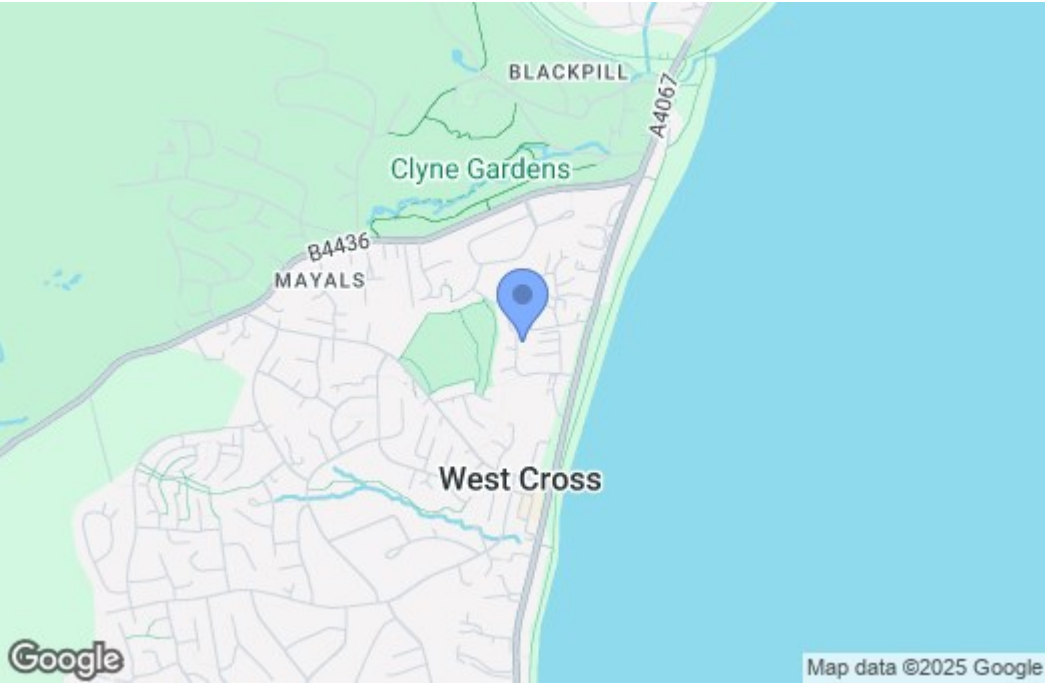
### Tenure

Freehold.

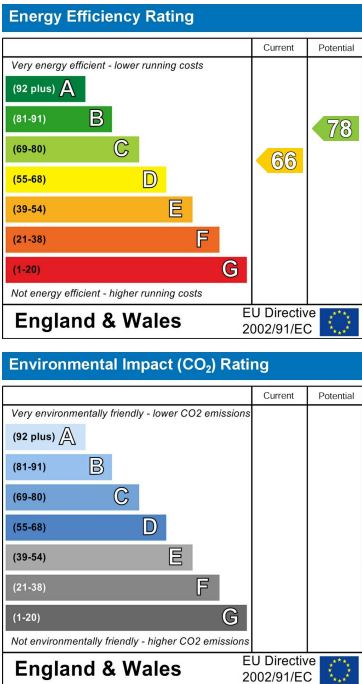
Floor Plan



Area Map



Energy Efficiency Graph



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