

72 Kenilworth Place,  
West Cross, Swansea,  
SA3 5LP



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# 72 Kenilworth Place, West Cross, Swansea, SA3 5LP

Offers Over  
**£190,000**

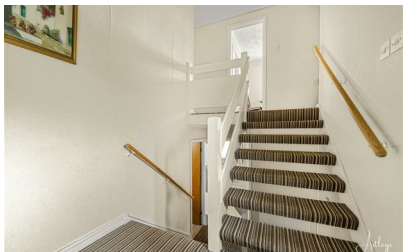


An excellent opportunity to enjoy coastal living close to Mumbles and the Swansea Bay promenade. With partial sea views from the lounge, dining room and kitchen, the property enjoys a bright, airy feel and is offered with no onward chain for a smoother purchase.

West Cross is highly regarded for its family appeal, with good local schools, parks, and leisure opportunities nearby while Langland and Caswell Bay are just a short distance away.

Arranged over two floors, the lower ground level features three well-proportioned bedrooms and a family bathroom. Upstairs, the main living space includes a welcoming lounge, a separate dining room, a well-appointed kitchen and a cloakroom.

Externally, the property benefits from a private patio for outdoor dining and on-street parking nearby, adding to its everyday practicality. This home is particularly well suited to families wanting a coastal lifestyle with easy access to schools, amenities, and outdoor activities, as well as buyers seeking a well-located home in a thriving community.



### Entrance

Via a frosted double glazed PVC door into the hall.

### Hall

With a door to a storage cupboard. Stairs leading down to the lower ground floor. Stairs leading up to the landing.

### Lower Ground Floor

Door to storage cupboard. Door to bathroom. Doors to bedrooms. Radiator.

### Bathroom

5'11" x 6'4"

Well appointed bathroom suite. Frosted double glazed window to the side. Suite comprising bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

### Bedroom One

15'7" x 8'10"

You have a set of double glazed windows to the rear offering partial sea views. Radiator. Door to built-in storage cupboard.

### Bedroom One

### Bedroom Two

9'1" x 10'5"

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

### Bedroom Three

9'8" x 8'7"

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

### Bedroom Three

### Landing

### Cloakroom

5'11" x 3'10"

Frosted double glazed window to the side. Suite comprising WC & wash hand basin.



### Dining Room

10'8" x 10'4"

With an opening to the kitchen. Opening to the lounge. Double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator.

### Kitchen

9'7" x 7'9"

With a set of double glazed windows to the rear again offering partial sea views of Swansea Bay and beyond. Kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for washing machine. Space for fridge freezer. Integral dishwasher. Radiator. Tiled floor. Part tiled walls.

### Lounge

15'8" x 20'4"

You have a set of double glazed windows to the rear again offering partial sea views of Swansea Bay and beyond. Radiator. Electric fire set on marble hearth with wood surround.

### Lounge

### External

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

### Another Aspect

### Aerial Aspect

### Aerial Aspect

### Aerial Aspect

### Services

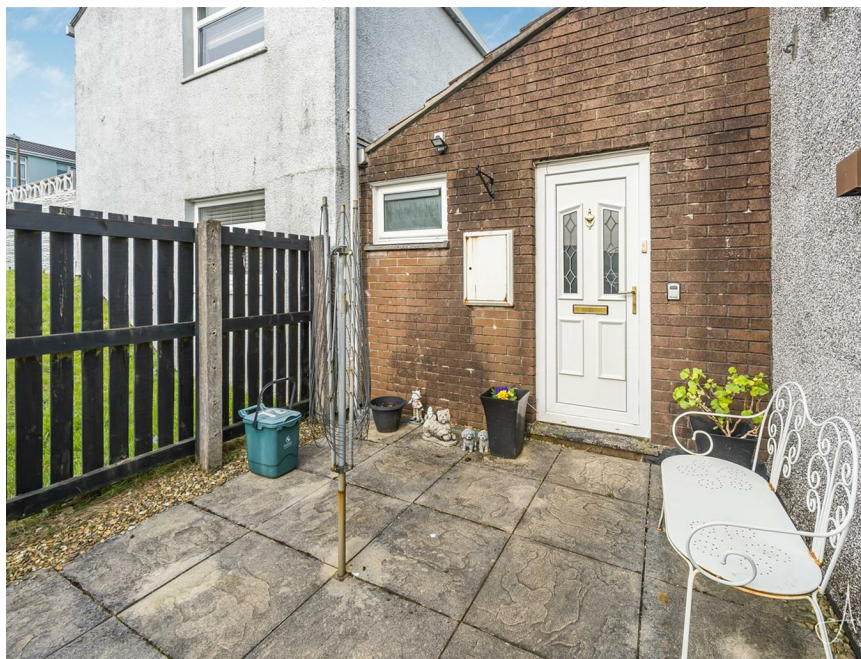
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

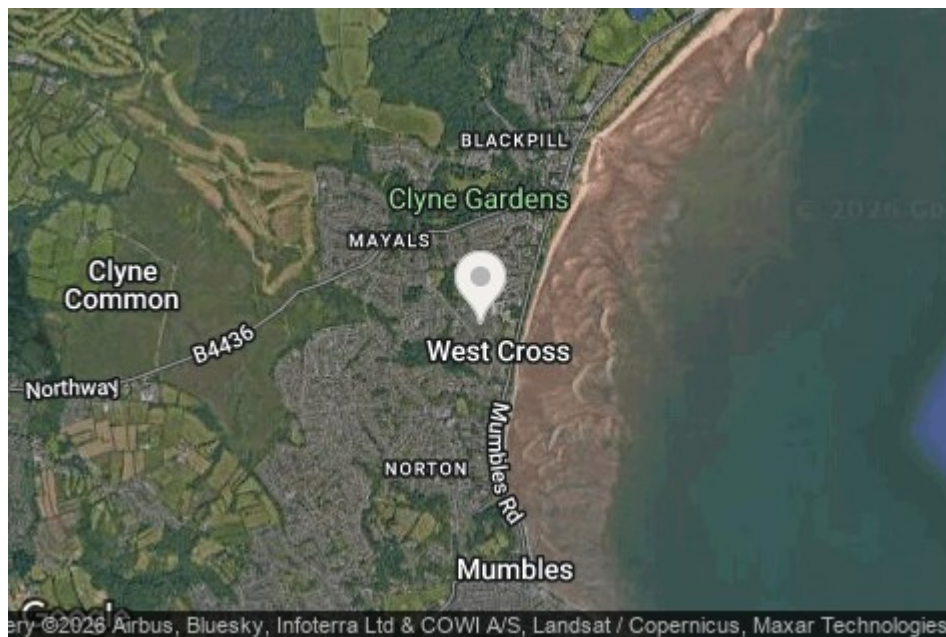
### Council Tax Band

Council Tax Band - D

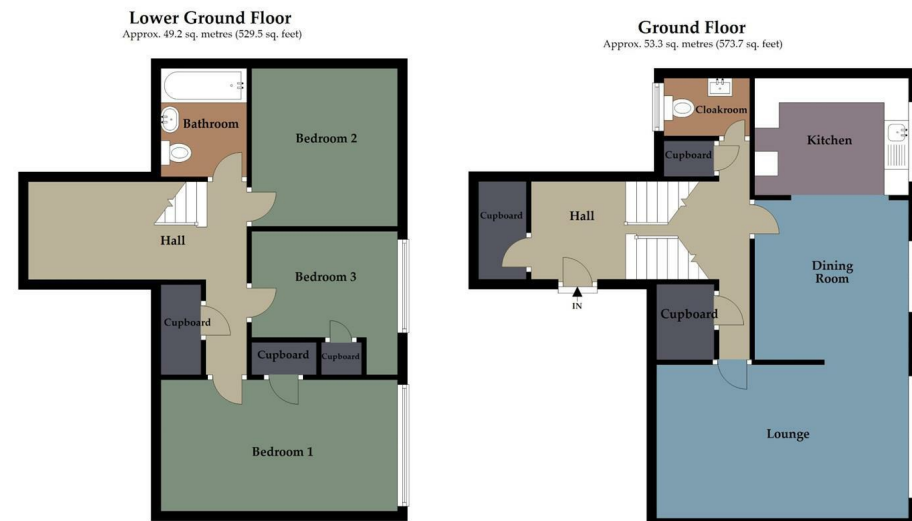
### Tenure

Freehold.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

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Plan produced using PlanUp.