

15 Ilston Way, West
Cross, Swansea, SA3
5LG

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15 Ilston Way, West Cross, Swansea, SA3 5LG

£225,000

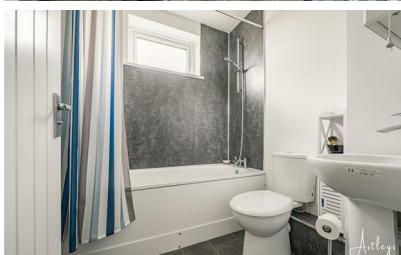


Offering sea glimpses from the lounge and dining room and extending to approximately 1,049 sq ft, this appealing home enjoys a sought after coastal setting with well balanced accommodation arranged over two levels.

The lower ground floor comprises three bedrooms, a family bathroom and a welcoming hall. Upstairs, the lounge and dining room provide a bright and comfortable living space with views towards the bay, complemented by a kitchen and separate shower room. Outside, a patio seating area offers an attractive spot for relaxing or entertaining in the warmer months.

West Cross is perfectly positioned for enjoying the best of Swansea's coastline. The seafront promenade, beautiful beaches at Langland and Caswell, and the vibrant village atmosphere of Mumbles are all within easy reach. A range of cafés, restaurants, independent shops and everyday amenities are nearby, together with well regarded schools and convenient transport links.

An excellent choice for professionals, downsizers or buyers seeking a relaxed coastal lifestyle in one of Swansea's most desirable locations.



Entrance

Via a double glazed PVC door with frosted double glazed panel into the hall.

Hall

With a door to storage cupboard. Frosted double glazed PVC door to the rear garden. Stairs leading down to the lower ground floor. Stairs leading to the first floor.

Lower Ground Floor

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

Bathroom

5'10" x 6'3"

With a frosted double glazed window to the front. Suite comprising; bathtub with shower over. Chrome heated towel rail. WC. Wash hand basin.

Bedroom One

15'8" x 8'10"

Double glazed window to the rear. Radiator. Door to built in wardrobe.

Bedroom Two

9'4" x 10'5"

Set of double glazed windows to the front. Radiator.

Bedroom Three

9'5" x 8'6"

Double glazed window to the side. Radiator. Door to built in wardrobe.

First Floor

Landing

Door to storage cupboard. Door to shower room. Door to lounge/dining room.



Shower Room

5'6" x 6'6"

Frosted double glazed PVC window to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Extractor fan.

Lounge/Dining Room

15'6" x 20'2"

Double glazed window to the side. Double glazed window to the rear. Two radiators. Door to the kitchen.

Kitchen

9'5" x 7'10"

Double glazed window to the front. A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring Lamona induction hob with oven and grill under. Extractor hood over. Plumbing for washing machine. Space for American style fridge freezer. Integral dishwasher. Radiator.

External

Patio seating area with ample room for tables and chairs bordered by fencing.

Aerial Aspect

Services

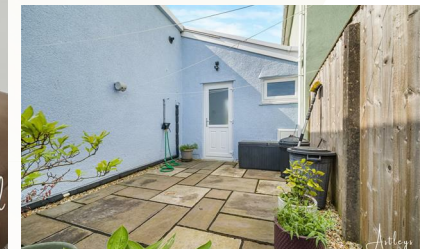
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band


Council Tax Band - D

Tenure

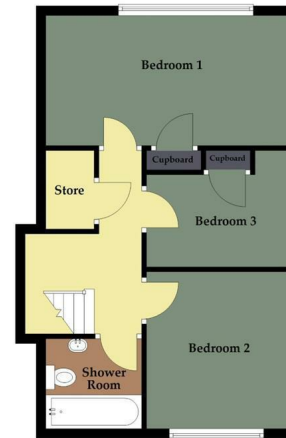
Freehold.



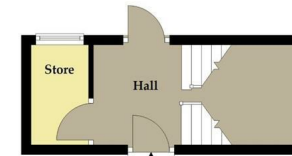


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

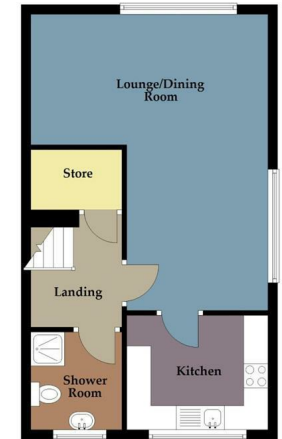
Lower Ground Floor
Approx. 44.2 sq. metres (476.2 sq. feet)



Ground Floor
Approx. 11.5 sq. metres (123.8 sq. feet)



First Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.9 sq. feet)

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