

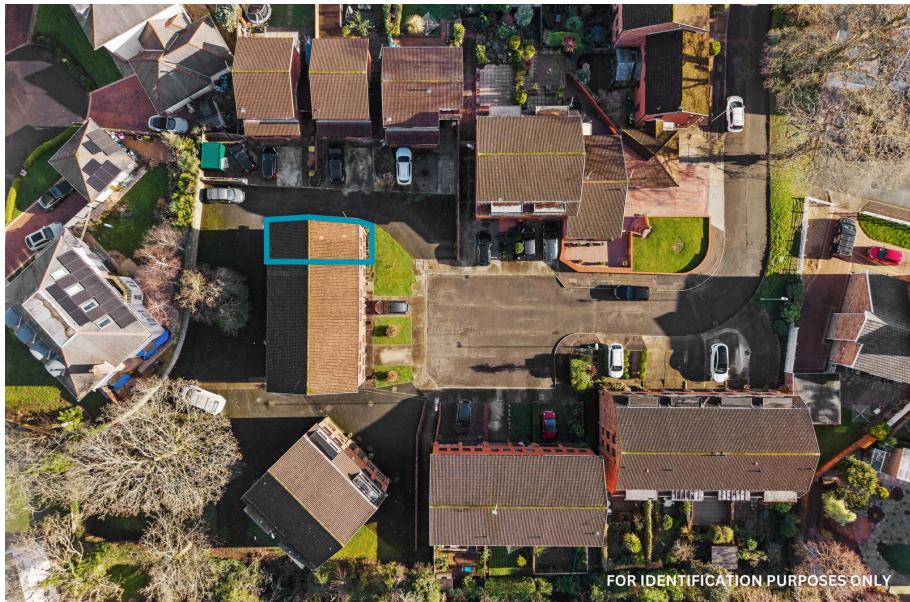


the  
**ANDERSON**  
Group **exp**

# Llwynderw Drive, West Cross, Swansea, SA3 5AP

Offers In Region Of £250,000

 3  1  1



- Well-Presented Maisonette
- Open Plan Kitchen/Diner
- Views Over Mumbles Bay
- No Onward Chain
- Ideal for FTB, Downsize, Holiday Home or Investment Opportunity
- Three Bedrooms
- Two Dedicated Off-Road Parking Spaces
- Leasehold with 954 Years Remaining
- Sought After Location, Nearby Mumbles Village & Gower Peninsula
- Please Quote JH001 when Enquiring

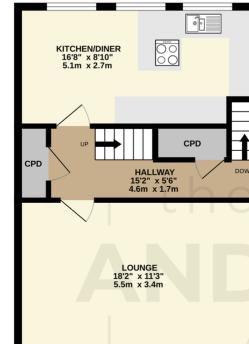




Well-presented three-bedroom maisonette arranged over two floors, offering generous and well-balanced accommodation, ideally located in the popular area of West Cross. The property provides bright living spaces, a practical layout and would be well suited to first-time buyers, downsizers or investment purchasers alike. Accommodation briefly comprises of lounge and kitchen/diner on the first floor, with three bedrooms and a family bathroom to the second floor. Benefiting from sea views and two allocated parking spaces. Leasehold. Viewing is recommended to appreciate the space on offer.

FIRST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.

SECOND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The plan is for identification purposes only and should not be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

