

25 Rushwind Close,
West Cross, Swansea,
SA3 5RF



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£450,000



From its elevated position this elegant home enjoys a gentle outlook towards the sea, a glimpse of the coastline that brings a sense of calm to the main bedroom and sets the tone for the rest of the property. Designed for easy living and generous in proportion, it extends to around 1,393 square feet with a natural flow between spaces and an inviting atmosphere throughout.

The ground floor is arranged for everyday comfort. A welcoming hallway leads to a bright lounge and dining area that opens directly into the kitchen, creating a sociable setting for family life or relaxed entertaining. The conservatory draws in light and connects the interior with the garden beyond, while a separate utility room and cloakroom add practicality. The integral garage provides valuable storage or scope for further use, subject to preference.

Upstairs, the layout is equally considered. The main bedroom captures sea glimpses towards the bay, a subtle reminder of the home's coastal setting. A second double bedroom sits quietly to the rear, overlooking the garden, and the third bedroom is currently arranged as a dressing room with a walk-in wardrobe, ideal for those who value a sense of order and calm. A contemporary shower room completes this floor.

Outside, the garden has been designed for enjoyment with minimal upkeep. To the front there is parking for one car, bordered by gravel and established shrubs. The rear garden offers a peaceful setting with a paved seating area for outdoor dining, leading to a lawn surrounded by trees and flowering borders. A detached shed provides additional storage for gardening or leisure equipment.

The location brings together the best of coastal and village living. West Cross sits between the vibrant heart of Mumbles and the open spaces of the Gower Peninsula, offering excellent local amenities including independent cafés, everyday shops and well-regarded schools. The seafront promenade is moments away, linking Swansea Bay to Mumbles Pier.



Entrance

Via a double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the cloakroom. Door to the lounge/dining room. Radiator. Frosted double-glazed window to the front.

Cloakroom

4'5" x 3'1"

Well-appointed with a frosted double-glazed window to the front. Suite comprising; WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Lounge/Dining Room

23'2" x 13'7"

Lovely room with a double-glazed bay window to the front. Set of double-glazed French doors to the rear garden. Two radiators. Feature gas fire. Opening to the kitchen.

Kitchen

13'3" x 11'0"

A well-appointed with a set of double-glazed windows to the rear. Running granite work surface incorporating a one-and-a-half bowl stainless steel sink and drainer unit. Integral Neff oven and grill. Integral Neff microwave. Integral Neff four-ring induction hob with extractor hood over. Integral fridge. Integral freezer. Radiator. Opening to the utility room.

Utility Room

9'10" x 9'6"

Stainless steel sink and with mixer tap over. Integral dishwasher. Integral washing machine. Set of sliding doors to the conservatory. Radiator. Door to the Integral garage.

Conservatory

7'6" x 9'6"

You have a double-glazed sliding door to the rear garden. Set of double-glazed windows to the rear garden.

Integral Garage

18'3" x 9'7"

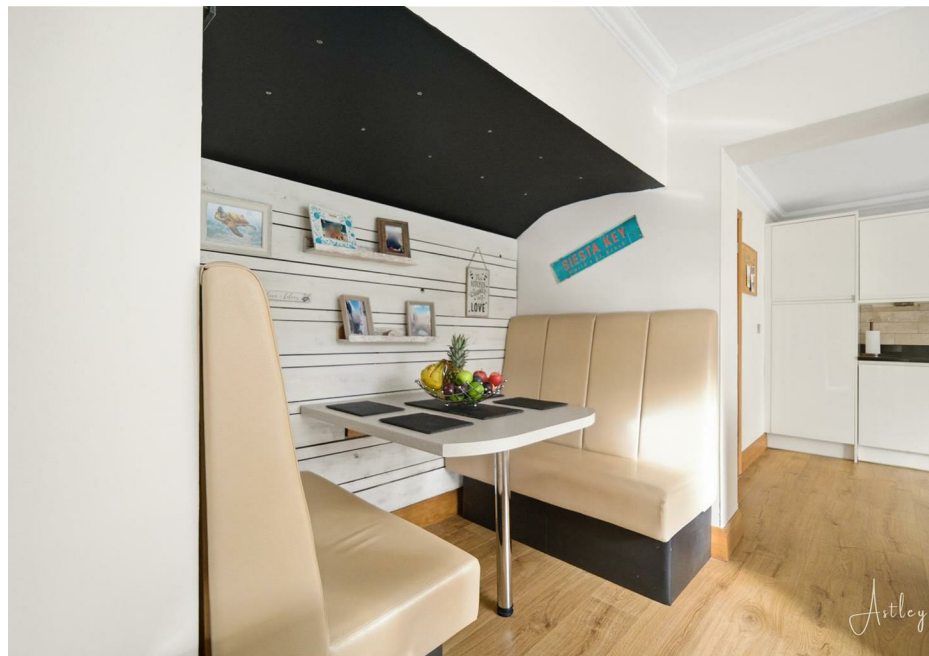
You have an electric 'up and over' door. Power and light.

Sea View

First Floor

Landing

Frosted double-glazed window to the side. Loft access. Door to shower room. Doors to bedrooms.



Bedroom One

11'2" x 12'5"

You have a set of double-glazed windows to the front which offers a pleasant countryside outlook and sea glimpses of Swansea Bay and beyond. Radiator.

Bedroom Two

9'6" x 10'1"

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

Bedroom Three

10'1" x 11'3"

Currently being used as a dressing room. With a set of double-glazed windows to the rear. Radiator and a sliding door leading to the walk in wardrobe.

Bathroom

9'2" x 8'8"

With a frosted double-glazed window to the front. A beautifully appointed suite comprising; a large walk-in shower with a large oversized shower head above. Wash hand basin. WC. Heated towel rail. Tiled floor. Tiled walls. Extractor fan.

External

Front

You have private parking for two vehicles leading to the integral garage. Low-maintenance graveled area with Astro-turf area also. Variety of shrubs.

Rear

You have a seating area with ample room for tables and chairs which in turn leads up to a lawned garden. Detached garden shed. The rear garden is home to a variety of flowers, trees, and shrubs.

Services

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

Council Tax Band

Council Tax Band - F

Tenure

Freehold.





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



Total area: approx. 129.5 sq. metres (1393.6 sq. feet)

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Plan produced using PlanUp.