

2 Llwynderw Close,
West Cross, Swansea,
SA3 5AF

 4  2  2



2 Llwynderw Close, West Cross, Swansea, SA3 5AF

Offers Over
£500,000



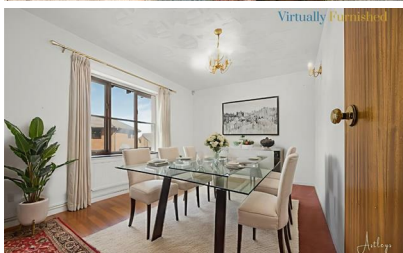
This four-bedroom detached family home offers an exciting opportunity for those looking to create their dream property by the sea. Positioned close to the picturesque seafront promenade and just a short walk from the vibrant village of Mumbles, the location combines coastal charm with convenient access to local shops, cafes, and amenities.

Set on an impressive 0.10-acre plot with a generous floor area of 1,627 sq. ft, the property provides a flexible layout that requires some modernisation but holds huge potential. The ground floor comprises a welcoming hallway leading to a spacious lounge, a separate dining room, a cloakroom, a fitted kitchen, a practical utility room, and a bright conservatory overlooking the garden.

Upstairs, you will find four well-proportioned bedrooms, including a master with en-suite facilities, alongside a family bathroom.

Externally, the front of the property benefits from a single parking space and access to a garage, complemented by a neat lawned garden. The rear garden offers a patio seating area ideal for outdoor dining, with ample space for tables and chairs, and a raised lawned section providing a lovely backdrop for family living.

This home is offered with no onward chain, making it an excellent prospect for buyers seeking a property with superb potential in a highly desirable coastal location.



Entrance

Via steel door with double glazed window into a small porch area.

Porch

With a solid wooden door into the hallway.

Hallway

Door to the lounge. Door to the dining room. Door to cloakroom. Radiator. Stairs to the first floor.

Hallway

Cloakroom

5'8" x 3'10"

With a frosted double glazed window to the rear. Suite comprising: WC. Wash basin. Radiator.

Lounge

21'3" x 14'4"

You have two single frame wooden windows to the front. To the rear you have a double glazed window. Feature brick fireplace. Two radiators.

Lounge

Dining Room

13'6" x 9'8"

With single glazed wooden frame windows to the front. Radiator.

Dining Room

Kitchen

10'5" x 11'1"

You have both wall and under counter cabinetry with a wooden top. You have two double glazed windows to the side of the property. You have one single radiator. You have a sink. Space for a dishwasher and space for a freestanding gas cooker. Tiled floor. You have a wood frame glass door into the utility.

Kitchen

Utility Room

9'10" x 5'4"

You have a Belfast sink. Boiler. French single glazed door to the conservatory. Tiled floor.

Conservatory

9'2" x 9'3"

You have a set of double glazed windows to the rear. French double glazed door opening onto the patio at the rear of the property. Tiled floor.

Conservatory

First Floor

Landing

With a double glazed window to the rear. Doors to bedrooms. Door to the bathroom.

Bathroom

6'6" x 7'8"

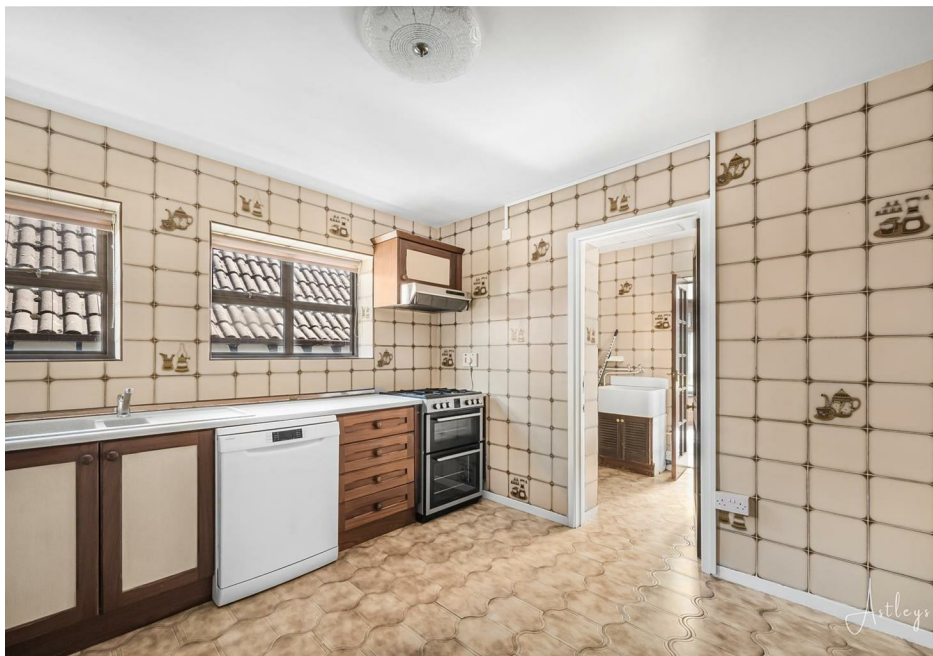
You have a double glazed frosted window to the rear. Wash hand basin. WC. Bath with shower overhead. Stainless steel towel rail.

Bathroom

Bedroom One

13'8" x 11'10"

With a double glazed window to the front. Radiator. Door to en-suite. Door to walk in wardrobe.



En-Suite

44" x 113"

Frosted double glazed window to the side. Suite comprising: large shower. Wash hand basin. WC. Wall mounted radiator.

En-Suite**Bedroom Two**

9'4" x 9'0"

With a double glazed window to the front. Radiator.

Bedroom Two**Bedroom Three**

9'4" x 12'5"

With a double glazed window to the front. Radiator.

Bedroom Three**Bedroom Four**

9'10" x 6'2"

With a double glazed window to the rear. Radiator.

Bedroom Four**External****Front**

You have parking for one vehicle with access to a single garage. Lawned garden.

Aerial Aspect**Aerial Aspect****Aerial Aspect****Aerial Aspect****Rear**

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

Rear**Rear****Services**

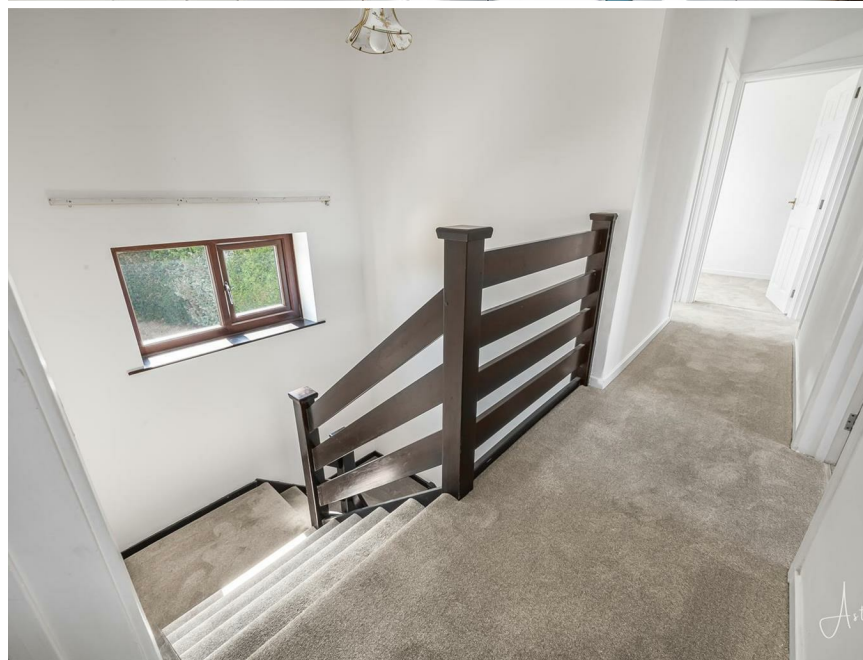
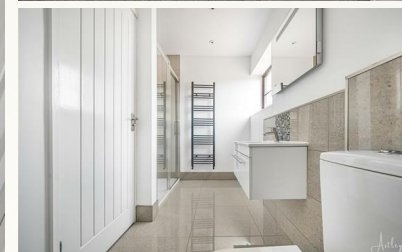
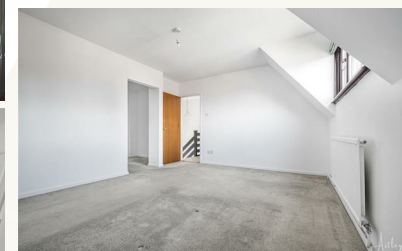
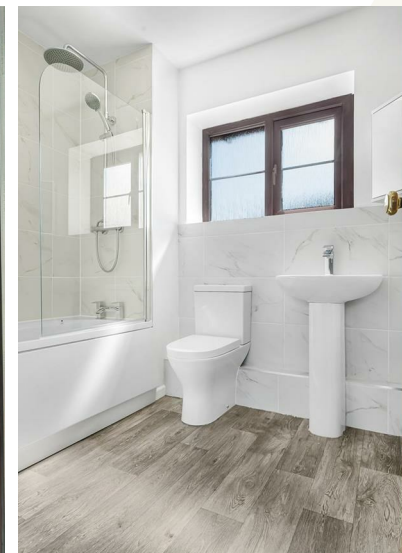
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

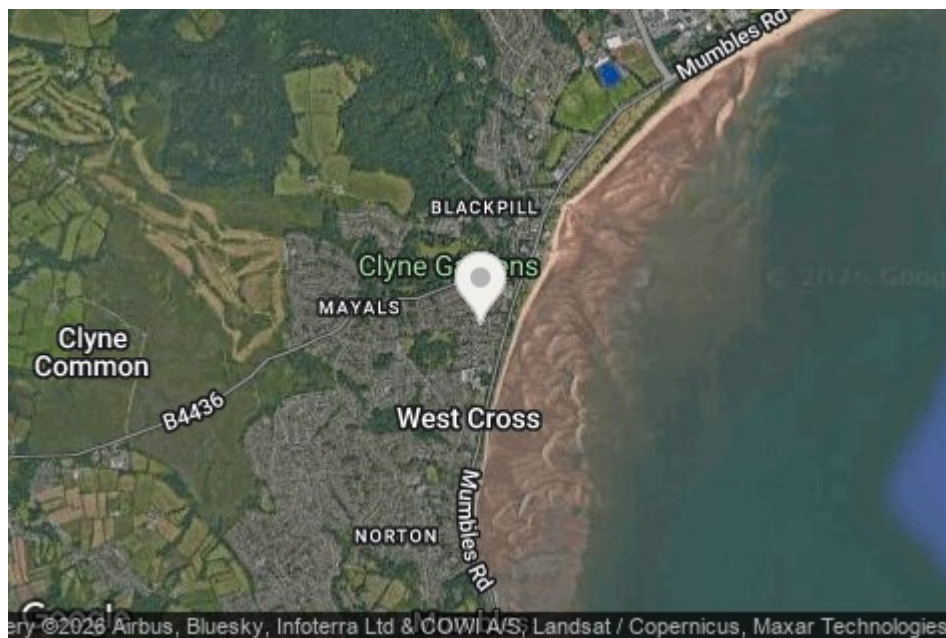
Council Tax Band

Council Tax Band - G

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		
	72	80
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 151.2 sq. metres (1627.8 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanIt.