

59 Linden Avenue,
West Cross, Swansea,
SA3 5LA



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Offers Over
£275,000

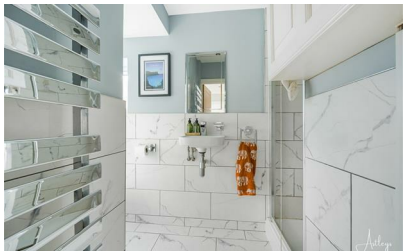


This charming three-bedroom end-of-terrace home offers a perfect blend of comfort and convenience. Boasting an impressive plot size of 0.08 acres, the property provides ample space both inside and out, making it an ideal choice for families. With a generous floor area of 1,155 sq. ft., the home features two well-proportioned reception rooms and two bathrooms, ensuring practicality for modern living.

Upon entering, you are welcomed into a bright porch leading to a spacious hallway. The ground floor comprises a well-appointed shower room, a stylish kitchen, and a lounge that seamlessly flows into the garden room, creating an inviting space for relaxation or entertaining. Upstairs, the first floor presents three comfortable bedrooms, including a front-facing principal bedroom that enjoys partial sea views over Swansea Bay. A family bathroom completes this level.

Externally, the property continues to impress with a private driveway offering off-road parking for two vehicles. The rear garden is thoughtfully designed with a patio seating area, perfect for outdoor dining, which leads up to a raised Astroturf garden with an additional seating area. Enclosed by fencing for privacy, the garden also benefits from a detached shed for additional storage.

Situated within close proximity to local primary schools and enjoying a desirable position with partial coastal views, this home is an excellent opportunity for those seeking a well-located, spacious property in a thriving community.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows to the front. Frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to the shower room. Door to the kitchen. Door to the lounge.

Shower Room

9'0" x 6'4"

Beautifully appointed with a frosted double glazed window to the side. Suite comprising corner shower cubicle. WC. Wash hand basin. Tiled floor. Part tiled walls. Extractor fan. Radiator.

Kitchen

11'11" x 10'6"

You have a double glazed window to the rear. Frosted double glazed PVC door to the rear garden. Well appointed kitchen fitted with a range of base and wall units. Running woodblock work surface incorporating a sink with mixer tap over. Four ring gas hob with extractor hood over. Oven and grill under. Integral fridge. Integral freezer. Integral dishwasher. Plumbing for washing machine. Spotlights. Tile floor. Part tiled walls.

Lounge

18'8" x 12'7"

You have a double glazed bay window to the front. Two radiators. Opening to the garden room.

Garden Room

13'3" x 12'1"

You have a set of bifold doors leading out to the rear garden. A set of double glazed windows. Velux roof window. Radiator. Spotlights.

First Floor

Landing

You have a frosted double glazed window to the side. Door to bathroom. Doors to bedrooms. Loft access.



Bathroom

4'3" x 9'2"

With a set of frosted double glazed windows to the rear. Well appointed suite comprising a bathtub. WC. Wash hand basin. Radiator. Spotlights. Extractor fan.

Bedroom One

9'11" x 12'2"

You have a set of double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobe.

Bedroom One**Bedroom Two**

8'9" x 13'9"

You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobe.

Bedroom Three

7'4" x 6'5"

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

External**Front**

You have private driveway parking for two vehicles. Side access to the rear.

Rear

You have a patio seating area with ample room for tables and chairs. Which in turn leads up to a further raised garden area which is Astroturf with a further seating area. Rear garden is bordered by fencing. You also have a detached garden shed.

Services

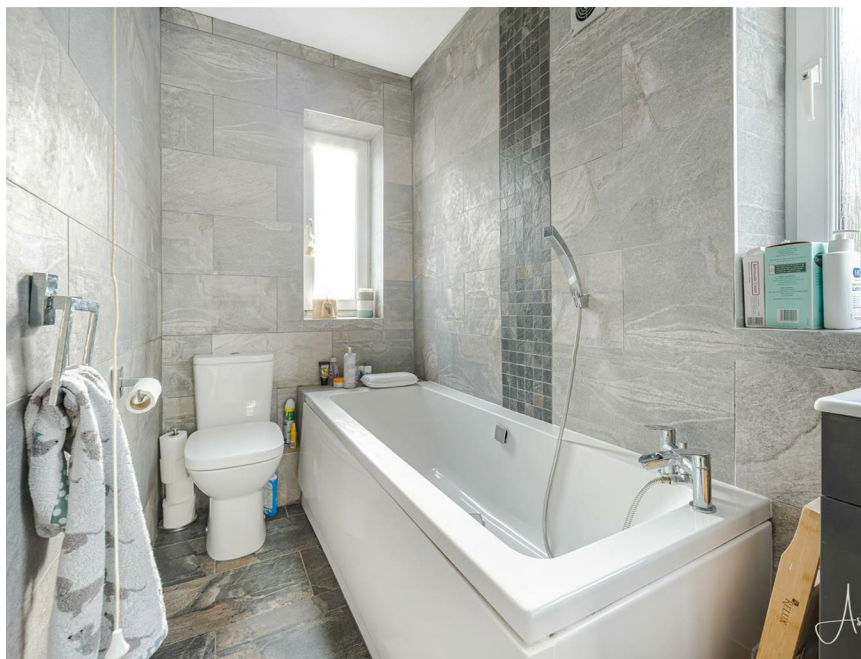
Mains electric. Mains sewerage. Water meter. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

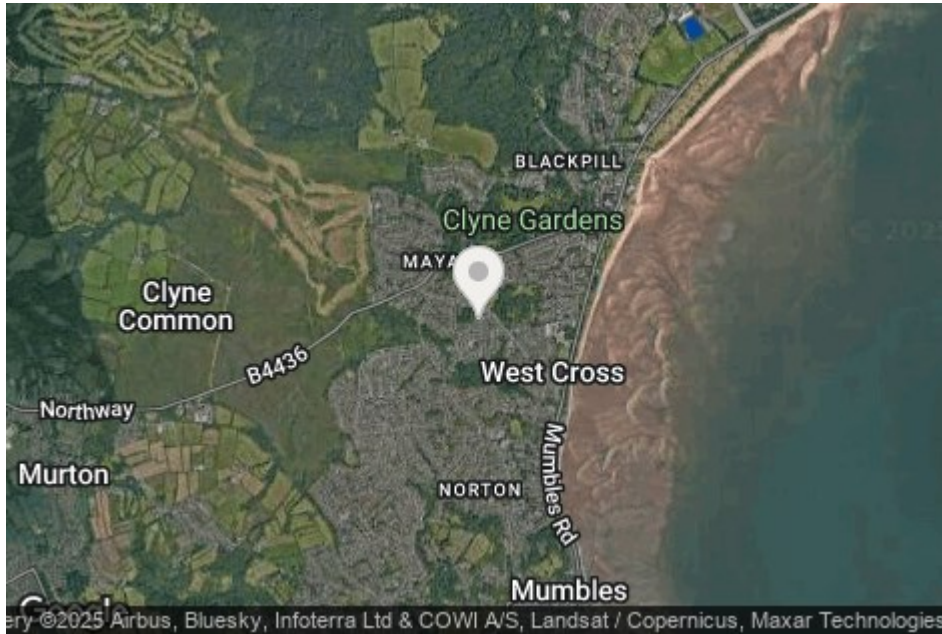
Council Tax Band

Council Tax Band - C

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		
	71	87
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 107.3 sq. metres (1155.5 sq. feet)

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Plan produced using PlanIt.