

Llys Meddyg 3
Llwynderw Drive,
West Cross, Swansea,
SA3 5AP



3



3



3



Llys Meddyg 3 Llwynderw Drive, West Cross, Swansea, SA3 5AP

Offers Over
£399,995

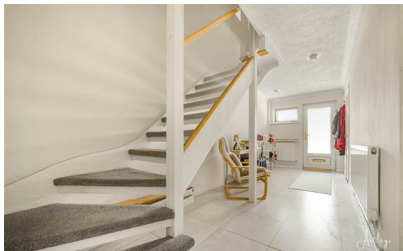


Welcome to this beautiful three bedroom terraced home, set in a cul-de-sac location. Boasting partial sea views to the front, this property is spread over three floors, just moments away from the seafront, presenting an idyllic coastal lifestyle.

This home seamlessly blends coastal living with modern comfort, presenting an opportunity for a serene lifestyle in a sought-after location.

The property is located in a highly desirable coastal area, in close proximity to the seafront, residents can enjoy easy access to the beach and breathtaking sea views. Llwynderw Drive itself is nestled in a cul-de-sac, ensuring a peaceful and private environment.

Convenient amenities such as shops, restaurants, and schools are within reach, catering to residents' daily needs. The area boasts excellent transport links, connecting residents to nearby Mumbles and the City Center for further amenities and leisure activities.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With a frosted double glazed window to the front. Stairs to the first floor. Door to utility room. Door to the integral garage. Two radiators.

Integral Garage

16'0" x 8'6"

Via an electric 'up and over' roller door. Plumbing for washing machine. Space for fridge freezer. Power and light.

Utility Room

11'0" x 6'9"

You have a frosted double glazed PVC door to the rear garden. Double glazed window to the rear garden. Opening to the dining area. You have running work surface incorporating a range of base and wall units. Stainless steel sink and drainer unit. Plumbing for washing machine.

Dining Area

11'10" x 8'5"

You have a set of double glazed PVC French doors leading out to the rear garden. Door to the inner hall. Radiator. Tiled floor.

Dining Area

Inner Hall

With an opening to the wet room and a door to a built-in storage cupboard.

Wet Room

6'4" x 5'4"

You have a walk in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

First Floor

Landing

With stairs leading up to the second floor. Door to the lounge. Door to the kitchen/breakfast room. Radiator.

Landing

Lounge

16'7" x 15'8"

You have a set of double glazed windows to the front, offering partial sea views of Swansea Bay and beyond. Two radiators and an opening to the kitchen/breakfast room.

Lounge

Lounge

Kitchen/Breakfast Room

15'7" x 15'7"

You have a double glazed window to the rear garden. Set of double glazed French doors to the rear Juliet balcony. Radiator. A well-appointed kitchen fitted with a range of base and wall units. Running wood block work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Space for dishwasher. Space for fridge freezer. Spotlights.

Kitchen/Breakfast Room

Kitchen/Breakfast Room

Kitchen/Breakfast Room



Second Floor

Landing

You have loft access. Doors to bedrooms. Door to bathroom. Door to built-in storage cupboard.

Bathroom

11'3" x 6'11"

You have a frosted double glazed window to the rear. Well-appointed bathroom suite comprising a corner shower cubicle. Bathtub. WC. Wash hand basin. Tiled floor. Part tiled walls. Chrome heated towel rail.

Bathroom

Bedroom One

14'3" x 8'5"

You have a double glazed window to the front offering partial sea views of Swansea Bay and beyond. Radiator. Door to en suite.

Bedroom One

En-Suite

6'0" x 4'1"

Suite comprising a corner shower cubicle. WC. Wash hand basin. Tiled floor. Spotlights. Extractor fan.

Bedroom Two

8'6" x 14'7"

You have a double glazed window to the rear. Radiator.

Bedroom Two

Bedroom Three

12'2" x 6'10"

You have a double glazed window to the front offering partial sea views of Swansea Bay and beyond. Radiator.

Bedroom Three

External

Another Aspect

Aerial Aspect

Aerial Aspect

Front

You have private parking for two vehicles which leads to the integral garage.

Rear

You have a patio seating area with ample room for tables and chairs which in turn has steps leading up to a further low maintenance area. Rear garden is home to a variety of flowers, trees and shrubs.

Rear

Rear

Rear

Services

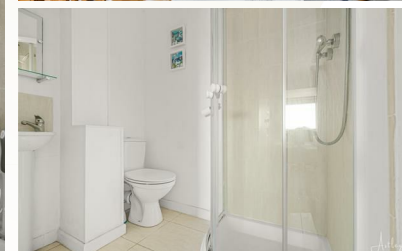
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

Council Tax Band

Council Tax Band - 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. 150.1 sq. metres (1615.8 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.