

65 Riversdale Road,
West Cross, Swansea,
SA3 5PX



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Offers Over
£325,000



Nestled in one of Swansea's most appealing coastal villages, this three-bedroom semi-detached home enjoys an immediate atmosphere of calm and connection to the sea. From the front windows of the principal and third bedrooms you will catch open views across Swansea Bay — a constant, shifting calm ironed by the gentle rhythm of the tide. To the rear, local lanes lead swiftly to the vibrant shops, cafés and historic pier of the village, while the countryside and beachscapes of the Gower Peninsula lie within easy reach. Nearby primary schools sit just moments away and the community offers that rare blend of seaside ease and everyday convenience.

Approached via a driveway to the front that accommodates one vehicle, the house occupies a plot of approximately 0.06 acres and extends to around 1,045 ft² of accommodation. Entering the home you are welcomed into a living room at the front and dining area toward the rear opening onto the garden. At first-floor level three well-proportioned bedrooms await, two of which frame the bay view, plus a bathroom. Outside, the enclosed garden provides a private setting for relaxation or small-scale entertaining.

The lifestyle here is one of refined seaside living. On the quieter days you may walk to the beach in minutes, returning later via a local café or browse the independent shops of the village. For families, the proximity of strong primary schooling and the ease of access to larger highways or commuter links bring both practicality and pleasure.

This property will particularly appeal to first-time buyers seeking a home that combines ease of maintenance, generous space and a genuine coastal address.



Entrance

Via a frosted double-glazed PVC door with frosted double-glazed side panels into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to under-stairs storage. Door to the kitchen. Door to the lounge.

Lounge

11'8" x 12'4"

You have a double-glazed bay window to the front offering sea glimpses of Swansea Bay and beyond. Radiator. Feature fireplace housing a gas fire set on tiled hearth and a set of doors to the dining room.

Dining Room

12'1" x 10'1"

You have a door to the kitchen. Set of doors to the lean-to. Radiator.

Lean To

6'6" x 7'4"

You have a plumbing for washing machine. Set of glazed windows to the rear and a double-glazed sliding door to the rear.

Kitchen

12'3" x 8'3"

You have a double-glazed window to the rear. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Space for fridge freezer.

First Floor

Landing

You have loft access. Doors to bedrooms. Door to bathroom.

Bathroom

7'4" x 6'0"

You have a frosted double-glazed window to the rear. Suite comprising; large corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.



Bedroom One

12'6" x 12'3"

You have a double-glazed window to the rear. Radiator. Feature fireplace.

Bedroom Two

12'6" x 11'9"

You have a double-glazed window to the front offering sea views of Swansea Bay, Mumbles Pier and Mumbles Lighthouse. Radiator. Door to built-in storage cupboard.

Bedroom Two View**Bedroom Three**

9'9" x 7'0"

You have a double-glazed window to the front again offering sea views of Swansea Bay and views of Mumbles Pier and Mumbles Lighthouse. Radiator. Doors to built-in wardrobes.

External**Front**

You have private parking for one vehicle. Patio garden and a raised low-maintenance area with room for tables and chairs. Side access to the rear.

Rear

You have steps leading up to a lawned garden and a patio seating area with room for tables and chairs. Detached garden shed. The rear garden is bordered by fencing and hedging.

Services

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

Council Tax Band

Council Tax Band - E

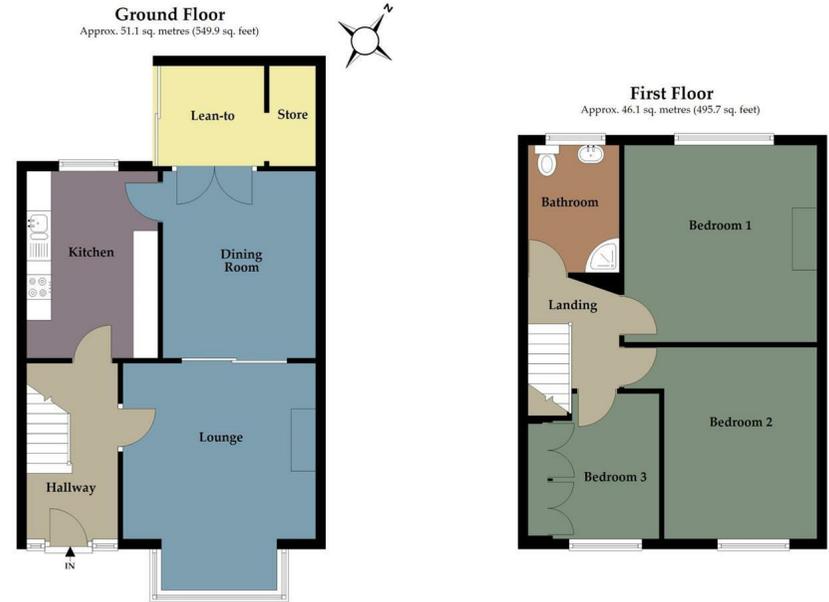
Tenure

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

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Plan produced using PlanUp.