

54 Baywood Avenue,  
West Cross, Swansea,  
SA3 5LW



# 54 Baywood Avenue, West Cross, Swansea, SA3 5LW

£199,995

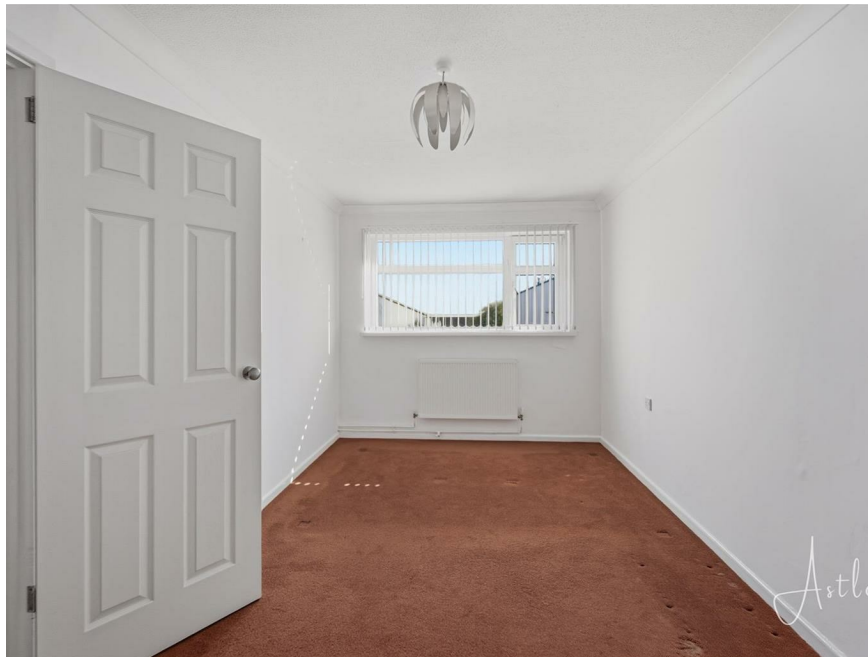


An excellent opportunity to enjoy coastal living close to Mumbles and the Swansea Bay promenade. With partial sea views from the lounge, dining room and kitchen, the property enjoys a bright, airy feel and is offered with no onward chain for a smoother purchase.

West Cross is highly regarded for its family appeal, with good local schools, parks, and leisure opportunities nearby while Langland and Caswell Bay are just a short distance away.

Arranged over two floors, the lower ground level features three well-proportioned bedrooms and a family shower room. Upstairs, the main living space includes a welcoming lounge/dining room and a well-appointed kitchen.

Externally, the property benefits from a private patio for outdoor dining and on-street parking nearby, adding to its everyday practicality. This home is particularly well suited to families wanting a coastal lifestyle with easy access to schools, amenities, and outdoor activities, as well as buyers seeking a well-located home in a thriving community.



#### **Entrance**

Double glazed frosted PVC door into the hall.

#### **Hall**

With a door to storage cupboard. Stairs leading up to the living space and the kitchen. Stairs leading down to the shower room and the bedrooms. Frosted double glazed PVC door to the garden.

#### **Lower Ground Floor**

With a door to airing cupboard. Doors to bedrooms. Door to shower room. Radiator.

#### **Shower Room**

5'9" x 6'5"

With a frosted double glazed window to the front. Suite comprising; large corner shower cubicle with oversized shower head above. WC. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail.

#### **Bedroom One**

15'8" x 8'11"

You have a double glazed window to the rear. Radiator. Door to built-in storage cupboard.

#### **Bedroom Two**

9'5" x 10'8"

You have double glazed window to the rear. Radiator.

#### **Bedroom Three**

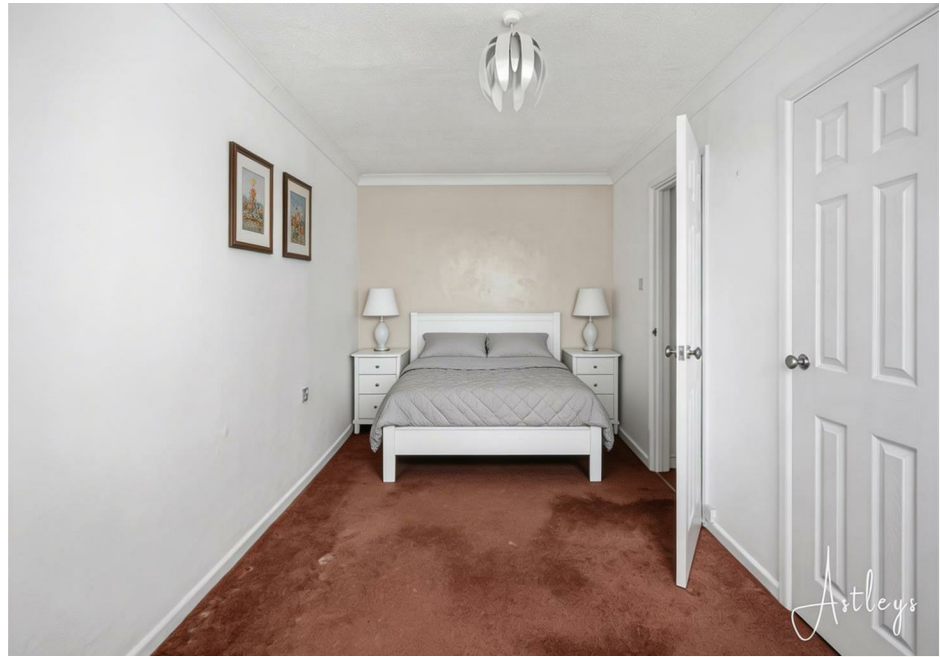
9'6" x 8'5"

You have a double glazed window to the rear. Radiator. Door to built-in storage.

#### **First Floor**

#### **Landing**

Door to the kitchen. Set of doors to the lounge dining room. Door to boiler cupboard.



### Kitchen

15'4" x 7'8"

You have a double glazed window to the front and a double glazed window to the rear offering sea views of Swansea Bay and beyond. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble dryer.

### Lounge/Dining Room

15'9" x 20'4"

You have a set of double glazed windows to the rear offering sea views of Swansea Bay and beyond. Two radiators.

### External

Patio garden home to a variety of flowers trees and shrubs. Detached garden shed. Sea glimpses of Swansea Bay and beyond.

### Services

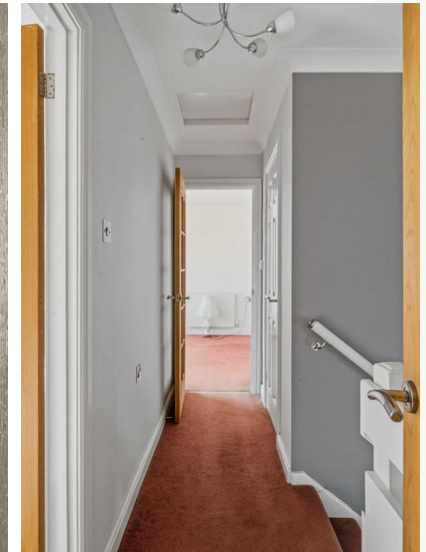
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - fibre to cabinet. Mobile phone coverage available with EE, O2, Three & Vodafone.

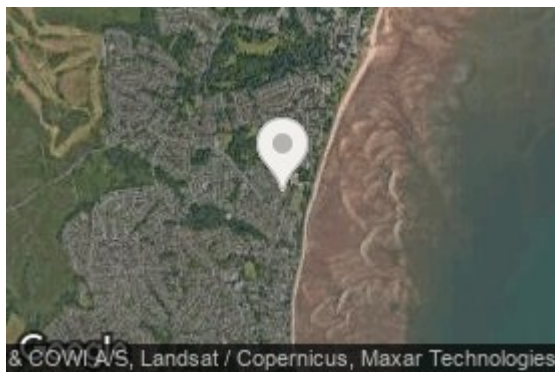
### Council Tax Band


Council Tax Band - D

### Tenure

Freehold.





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



Total area: approx. 100.7 sq. metres (1083.8 sq. feet)

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