



## 18 Chestnut Avenue, West Cross, Swansea, SA3 5NL

**Offers Over £300,000**

This three-bedroom detached bungalow presents an exciting opportunity for those looking to create a home to their own taste, offered for sale with no onward chain. Situated close to the vibrant village of Mumbles, the property occupies a plot of approximately 0.08 acres with a total floor area of 896 square feet. While requiring updating throughout, it offers tremendous scope for renovation and modernisation, making it an appealing prospect for a variety of buyers.

The accommodation comprises a welcoming hallway, a spacious lounge, a kitchen, a bathroom, and three bedrooms. Externally, the property benefits from private driveway parking for two to three vehicles, leading to a garage. The front garden is laid to lawn with side access leading to the rear. The rear garden is also lawned and is enclosed by fencing and hedging, offering a private outdoor space, with further access to the garage.

This property provides the perfect canvas for a purchaser wishing to add value and personalise a home, all within easy reach of the amenities, coastline, and charm that Mumbles has to offer.



### Entrance

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

### Hallway

With door to storage cupboard. Radiator. Door to bathroom. Door to kitchen. Door to lounge. Door to bedrooms.

### Lounge 17'0" x 11'6" (5.207 x 3.526 )



You have a set of double glazed windows to the rear overlooking the rear garden. Radiator and a feature fireplace.

### Lounge



### Kitchen 20'1" x 10'3" (6.125 x 3.125 )



You have a set of double glazed windows to the rear and a set of double glazed windows to the side. Frosted double glazed PVC door to the side. Radiator. Door to storage cupboard. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. You have space for cooker, space for fridge freezer.

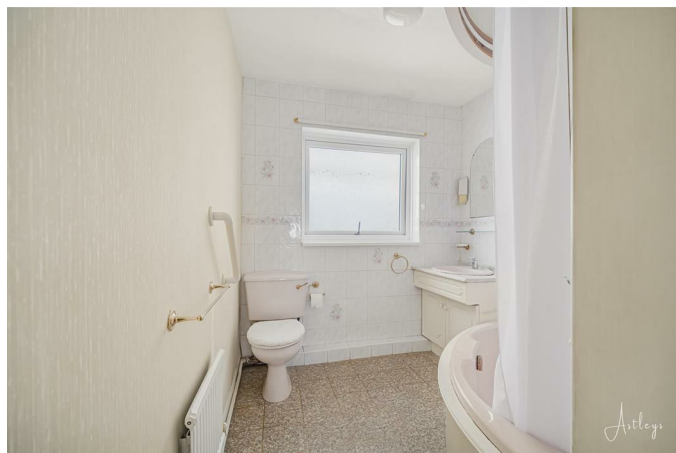
### Kitchen



## Kitchen



## Bathroom



## Bathroom 10'6" x 7'0" (3.222 x 2.154 )



With a frosted double glazed window to the side. Suite comprising corner bathtub with shower over. WC. Wash hand basin. Radiator.

## Bedroom One 13'0" x 10'3" (3.969 x 3.134 )



You have a set of double glazed windows to the front. Radiator. Sliding doors to built in wardrobe.

### Bedroom One



### Bedroom Two



### Bedroom Two 9'6" x 11'7" (2.908 x 3.546 )



You have a set of double glazed windows to the front. Radiator. Sliding doors to built in wardrobe.

### Bedroom Three 8'1" x 8'8" (2.489 x 2.663 )



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



**Bedroom Three**



**External**

**Front**



You have private driveway parking for two to three vehicles leading to the garage. Externally to the front you have a lawned garden with side access to the rear.

**Aerial Aspect**



**Aerial Aspect**



**Garage 18'2" x 9'1" (5.555 x 2.770 )**

Via electric 'up and over' door. You have power and light and a frosted double glazed window to the rear and a frosted double glazed PVC door to the rear.

#### Rear



You have a lawned garden bordered by fencing and hedging. Side access. Door to the garage.

#### Rear



#### Rear



#### Services

Oil central heating. Mains Water and sewerage. Broadband - ultrafast available. Phone Signal available with multiple providers.

#### Council Tax Band

Council Tax Band - E

#### Tenure

Freehold.



Floor Plan

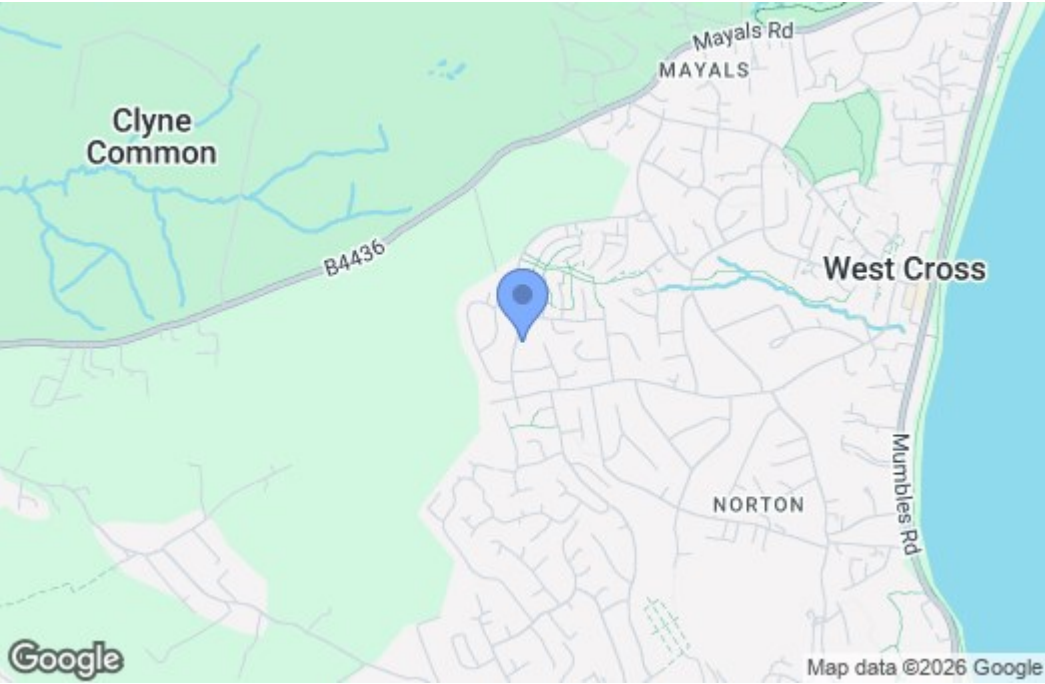


Total area: approx. 83.3 sq. metres (896.2 sq. feet)

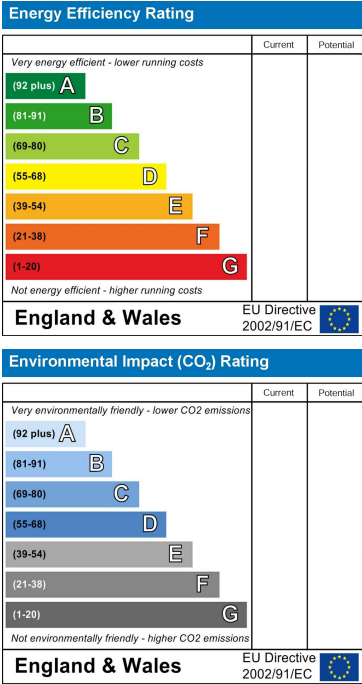
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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