

16 The Paddock, West
Cross, Swansea, SA3
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£425,000



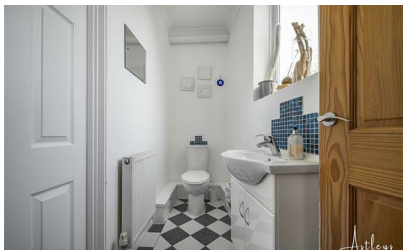
Set between the coastline of Swansea Bay and the open landscapes of the Gower Peninsula, West Cross offers a sought after coastal setting with a strong community feel. Local beaches and the promenade are close at hand, alongside everyday amenities, well regarded schools, cafés and convenient links into Swansea city centre.

This detached home sits within a generous plot, with gardens to both front and rear providing a sense of space and privacy. The ground floor is arranged around a welcoming entrance porch and hallway, leading through to an open plan lounge, dining area and kitchen that forms the heart of the home, designed for both relaxed living and entertaining. An integral garage and cloakroom add further practicality.

To the first floor are three well proportioned bedrooms and a shower room, with bedroom two enjoying partial sea views that subtly connect the home to its coastal surroundings.

Externally, the frontage provides two private driveways with parking for two vehicles and access to the garage, complemented by a lawned garden with established planting. To the rear, a raised decked seating area offers an ideal space for outdoor dining, overlooking a low maintenance garden bordered by fencing and softened by mature shrubs and trees.

A well balanced home in a desirable coastal setting, offering comfort, space and an easy connection to the surrounding landscape.



Entrance

Via a double glazed PVC door into the porch.

Porch

Frosted double glazed PVC door with frosted double glazed side panel into the hallway. Tiled floor.

Hallway

Door to understairs storage. Frosted double glazed PVC door to the rear. Stairs to the first floor. Door to the kitchen. Door to the open plan lounge/dining room. Door to the cloakroom. Radiator.

Cloakroom

8'8" x 3'7"

Set of frosted double glazed windows to the rear. Suite comprising; WC. Wash hand basin. Radiator. Tiled floor. Door to the integral garage.

Integral Garage

18'0" x 8'6"

Via 'up and over' door. Glazed window to the side. Plumbing for washing machine.

Open Plan Lounge/Dining Room

21'0" x 18'7"

You have three radiators. A central feature wood burner. Set of double glazed windows to the side. Set of double glazed windows to the rear. And a set of double glazed French doors leading out to the rear garden.

Kitchen

8'6" x 18'9"

You have a set of double glazed windows to the front. Frosted double glazed PVC door to the side. 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. Four ring Neff gas hob with Neff extractor hood over. Neff oven and grill under. Radiator. Tile floor. Space for dishwasher. Space for American style fridge freezer.

First Floor

Landing

Double glazed window to the side. Loft access. Door to shower room. Doors to bedrooms. Door to built in wardrobe. Radiator.

Shower Room

7'7" x 7'0"

You have a frosted double glazed window to the rear. Beautifully appointed suite comprising; large walk in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.



Bedroom One

8'5" x 12'6"

You have a set of double glazed windows to the front. Radiator. Slide in doors to built in wardrobe. Door to en suite.

En Suite

3'10" x 8'6"

With a Velux roof window to the side. Corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tile walls. Extractor fan.

Bedroom Two

11'1" x 10'10"

You have a set of double glazed windows to the rear offering partial sea views of Mumbles Bay and beyond. Radiator. Slide in doors to built in wardrobe.

Bedroom Three

12'8" x 9'11"

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

External

Front

Two private driveways offering parking for two vehicles leading to the integral garage. Lawned garden home to a variety of flowers and shrubs.

Aerial Aspect

Rear

Raised decked seating area with ample room for tables and chairs. Low maintenance rear garden home to a variety of flowers, trees and shrubs bordered by fencing.

Services

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

Council Tax Band


Council Tax Band - F

Tenure

Freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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. 135.3 sq. metres (1456.2 sq. feet)

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