



9 Maytree Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5NB

Offers Over £225,000

Located on the popular Maytree Avenue in West Cross, this three-bedroom semi detached property offers an ideal opportunity for first time buyers. Positioned just a short distance from the charming seaside village of Mumbles and only 0.31 miles from Mayals Primary School, the home benefits from both convenience and a family-friendly setting.

The property offers a generous plot size of 0.09 acres and a floor area of approximately 1,180 square feet. The ground floor features a welcoming hallway, an office space perfect for working from home, a modern kitchen, a spacious lounge and dining area, and a bright conservatory overlooking the garden. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Outside, the front of the property provides private driveway parking for two vehicles, a lawned garden and a raised decked seating area, perfect for enjoying the afternoon sun. There is also a patio area and side access

Entrance

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

Hallway



With stairs to the first floor. Door to the kitchen. Door to the lounge/dining room. Door to the office. Radiator.

Office 11'6" x 4'1" (3.511 x 1.256)

With a frosted double glazed PVC door to the rear.

Kitchen 16'0" x 8'1" (4.879 x 2.479)



You have a set of double glazed windows to the side. Radiator. Running work surface incorporating a sink and drainer unit. Four ring induction hob. Integral microwave. Integral oven and grill. Space for dishwasher. Space for washing machine. Space for fridge freezer.

Kitchen



Lounge/Dining Room 10'11" x 20'7" (3.350 x 6.289)



Wood burner set on slate hearth. Sliding door to the conservatory. Radiator.

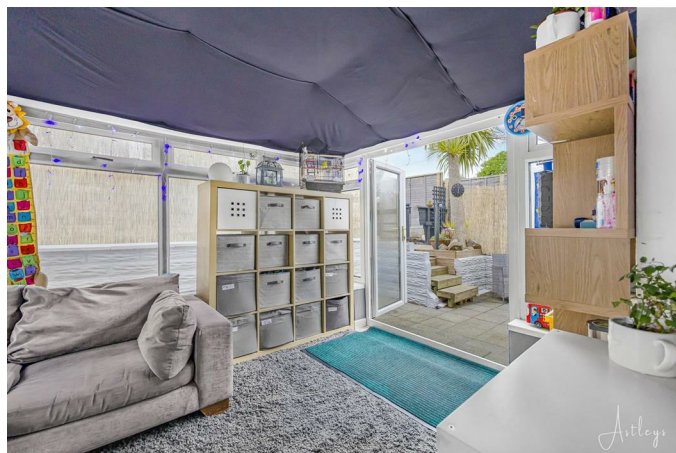
Lounge/Dining Room



Lounge/Dining Room

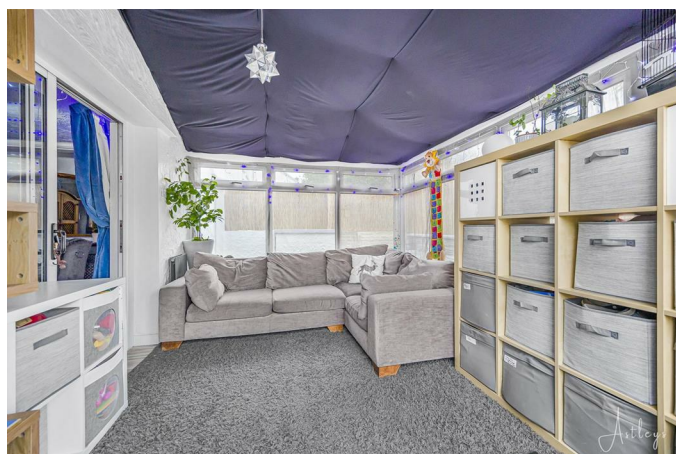


Conservatory 10'3" x 12'6" (3.129 x 3.835)



With a set of double glazed windows to the rear and a set of double glazed French patio doors to the rear.

Conservatory



First Floor

Landing



You have a double glazed window to the front. Door to bathroom. Doors to bedrooms.

Bathroom 6'7" x 5'8" (2.032 x 1.733)

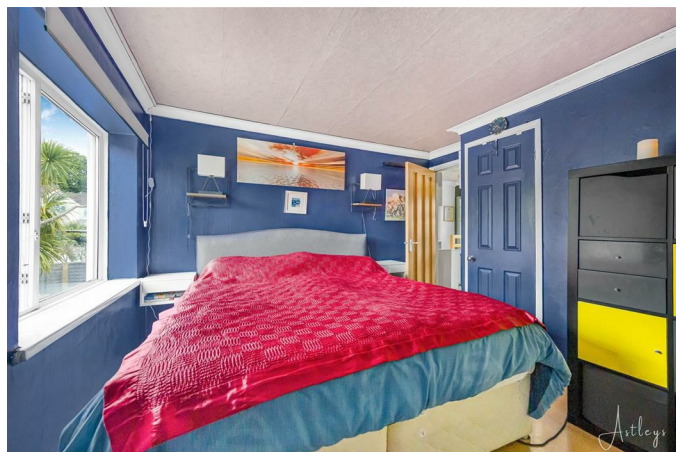


With a frosted double glazed window to the side. Suite comprising; bathtub with shower over. WC. Wash hand basin. Tiled walls. Radiator.

Bathroom

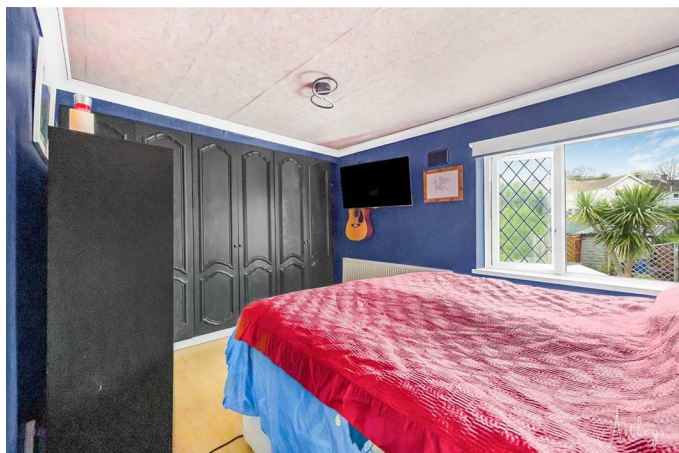


Bedroom One 13'10" x 11'1" (4.234 x 3.381)



You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes.

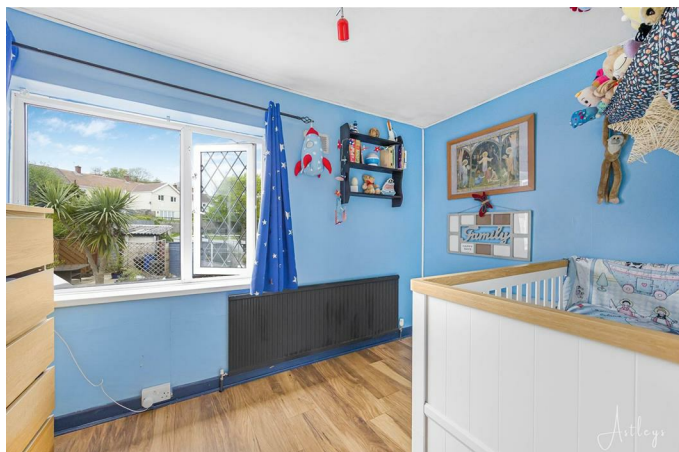
Bedroom One



Bedroom Two

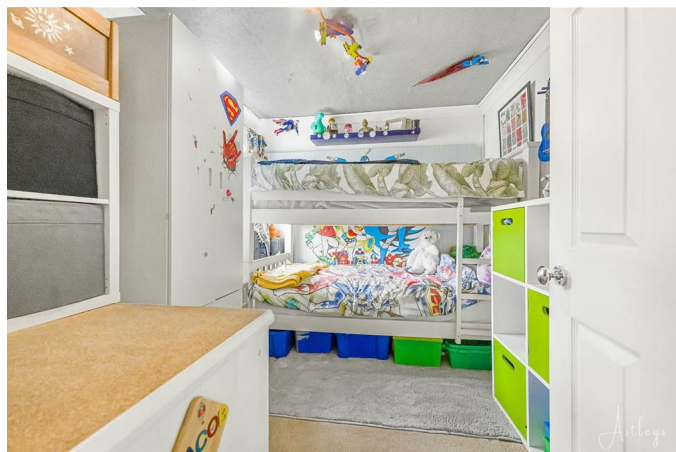


Bedroom Two 11'0" x 11'0" (3.358 x 3.371)



You have a set of double glazed windows to the rear. Radiator and a opening to built-in storage area.

Bedroom Three 8'4" x 9'5" (2.544 x 2.892)



You have a set of double glazed windows to the front and a radiator.

External

Aerial Aspect



Another Aspect



Another Aspect



Front



You have private driveway parking for two vehicles. Lawned garden with a raised decked seating area. You also have a patio area. Access to the rear garden.

Front



Front



Rear



Rear



Rear



You have a patio seating area which in turn has steps leading up to a lawned garden. The rear garden is bordered by fencing and you also have a further raised deck seating area with room for tables and chairs.

Rear



Rear



Services

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

Council Tax Band

Council Tax Band - D

Tenure

Freehold.

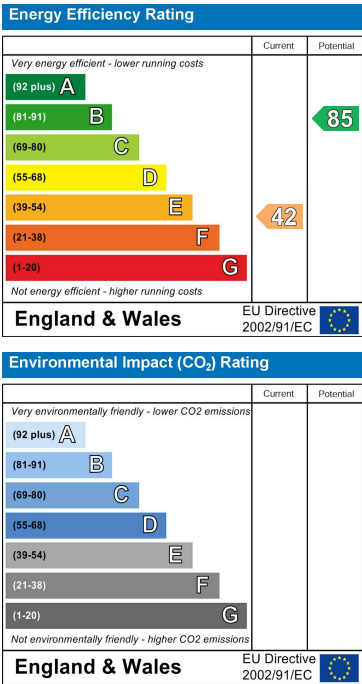
Floor Plan



Area Map



Energy Efficiency Graph



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