



## 27 Hadland Terrace, West Cross, Swansea, City & County Of Swansea, SA3 5TT

**Offers Over £350,000**

This charming three-bedroom family home is offered for sale with no onward chain and boasts stunning sea views of Swansea Bay to the rear. Ideally located just 0.07 miles from Grange Primary School, this property provides a fantastic opportunity for families and those looking for a coastal lifestyle.

The home features a spacious and well-planned layout, beginning with a porch leading into a welcoming hallway. The ground floor offers a cloakroom, a bright dining room, a well-appointed kitchen, and a comfortable sitting room that flows seamlessly into a garden room, perfect for enjoying the outdoor space all year round. Upstairs, there are three well-proportioned bedrooms and a modern wet room.

Externally, the property benefits from private driveway parking for two vehicles at the front, along with a low-maintenance patio and a gravelled garden. Side access leads to the rear, where a beautifully designed

### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a set of double glazed windows to the front and a double glazed PVC frosted door into the hallway.

### Hallway



With stairs to the first floor. Radiator. Double glazed window to the side. Door to cloakroom. Door to lounge. Door to sitting room. Door to kitchen.

### Cloakroom 4'8" x 2'3" (1.438 x 0.693 )

You have a frosted double glazed window to the side. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

### Dining Room 12'5" x 12'8" (3.810 x 3.875 )



You have a double glazed bay window to the front. Radiator. Feature fireplace housing a gas fire.

### Dining Room



### Dining Room



### Sitting Room 12'8" x 10'10" (3.871 x 3.316 )



You have an opening to the garden room. Radiator.

### Sitting Room



### Garden Room 9'5" x 7'11" (2.887 x 2.416 )



With a set of double glazed windows to the rear offering sea views of Swansea Bay and beyond. Radiator.

### Kitchen 17'1" x 8'9" (5.214 x 2.668 )



You have a frosted double glazed window to the side. Spotlights. Set of double glazed French patio doors to the rear garden. Radiator. Tiled floor. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Cooker. Washing machine. Integral dishwasher. Fridge freezer. Breakfast bar.

### Kitchen



## Kitchen



## Kitchen



## First Floor

## Landing



You have a frosted double glazed window to the side. Loft access. Door to the bathroom. Doors to bedrooms.

## Bathroom 6'5" x 6'0" (1.973 x 1.833 )



With a set of frosted double glazed windows to the front. The suite comprises a walk-in shower. WC. Wash hand basin. Chrome heated towel rail. Frosted double glazed window to the side.



## Bedroom Two



## Bedroom Three



## Bedroom Three 9'10" x 7'11" (3.003 x 2.426 )



You have a double glazed window to the rear offering sea views of Swansea Bay and beyond. Radiator.

## External

### Aerial Aspect



**Aerial Aspect**



**Aerial Aspect**



**Aerial Aspect**



**Front**



You have private driveway parking for two vehicles. Low maintenance patio and graveled garden to the front. Side access to the rear.

## Rear



You have a low maintenance garden which has a raised decked seating area offering sea views of Swansea Bay and beyond. Detached garden shed.

## Rear



## Rear



## Rear



## 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 - E

## Tenure

Freehold.

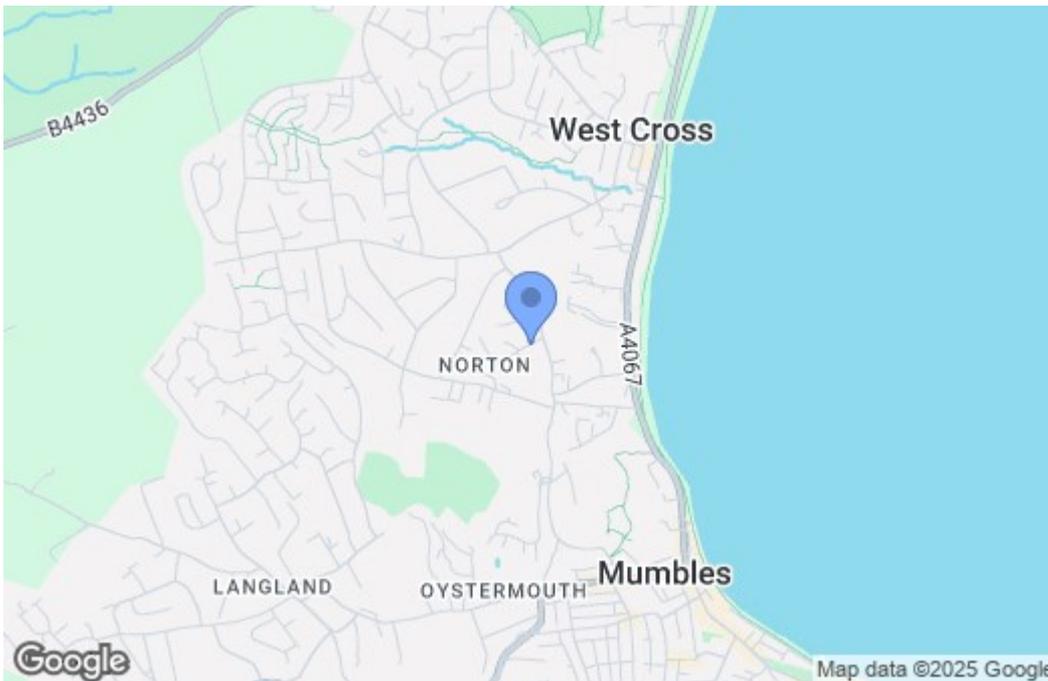
## Floor Plan



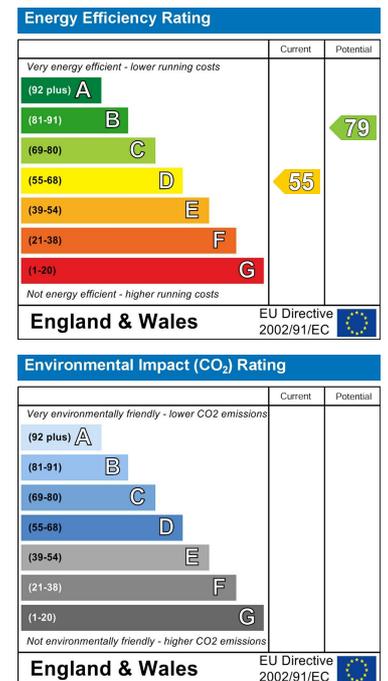
Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

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## Area Map



## Energy Efficiency Graph



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