

16 Eastland Close,
West Cross, Swansea,
SA3 5NU

 3

 1

 1



16 Eastland Close, West Cross, Swansea, SA3 5NU

£375,000



Located in the sought-after Eastland Close in West Cross, this spacious three bedroom detached family home offers an ideal setting for those looking to enjoy coastal living while remaining within easy reach of the popular seaside village of Mumbles. The property sits on an impressive plot of approximately 0.08 acres and offers a generous floor area of 1,356 square feet.

The home welcomes you with a private driveway providing parking for two vehicles, alongside a raised lawned garden filled with an array of flowers, trees and shrubs. Stepping inside, the ground floor accommodation comprises a cloakroom, lounge, dining room, garden room, kitchen, utility room and integral garage providing flexible living spaces ideal for family life and entertaining.

On the first floor, you will find three bedrooms along with a family bathroom. The rear of the property opens out onto a patio seating area with ample space for outdoor dining and relaxation. Steps lead down to a further lawned garden, bordered by a combination of fencing and walling, creating a private and peaceful environment surrounded by mature planting including flowers, trees and shrubs. Side access adds convenience, connecting the front and rear gardens seamlessly.

This charming home presents a wonderful opportunity for families seeking space, comfort and a desirable coastal lifestyle in this well-regarded area.



Entrance

Via a frosted double-glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the cloakroom. Door to the kitchen. Door to the lounge. Radiator.

Cloakroom

5'7" x 3'7"

With a frosted double-glazed window to the front. WC. Wash hand basin.

Lounge

13'10" x 12'5"

You have a set of double-glazed windows to the front. Frosted glazed window to the dining room. Frosted glazed door to the dining room. Two radiators. Feature fireplace.

Dining Room

10'9" x 11'7"

You have an opening to the garden room. Door to the kitchen.

Garden Room

7'9" x 8'3"

With a set of double-glazed windows to the rear. Radiator.

Kitchen

10'8" x 9'1"

Fitted with a range of basin wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for fridge freezer.

Utility Room

7'2" x 8'1"

You have a door to the integral garage. Double-glazed window to the rear. Frosted double-glazed door to the rear garden. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for cooker.

Integral Garage

17'6" x 7'10"

Via roller door. Power and light.

First Floor



Landing

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

Bathroom

5'7" x 7'11"

You have a frosted double-glazed window to the rear. Suite comprising; bathtub. WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

Bedroom One

12'6" x 13'10"

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

Bedroom Two

12'11" x 8'9"

You have a double-glazed window to the rear. Radiator. Doors to built-in wardrobes.

Bedroom Three

10'4" x 8'2"

With a double-glazed window to the front. Radiator. Door to built-in storage cupboard.

External

Front

You have parking for two vehicles leading to the integral garage. Raised lawned garden home to a variety of flowers and shrubs.

Rear

Patio seating area which in turn leads down to a lawned garden. The garden is bordered by fencing. Detached garden shed.

Services

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

Council Tax Band

Council Tax Band - F

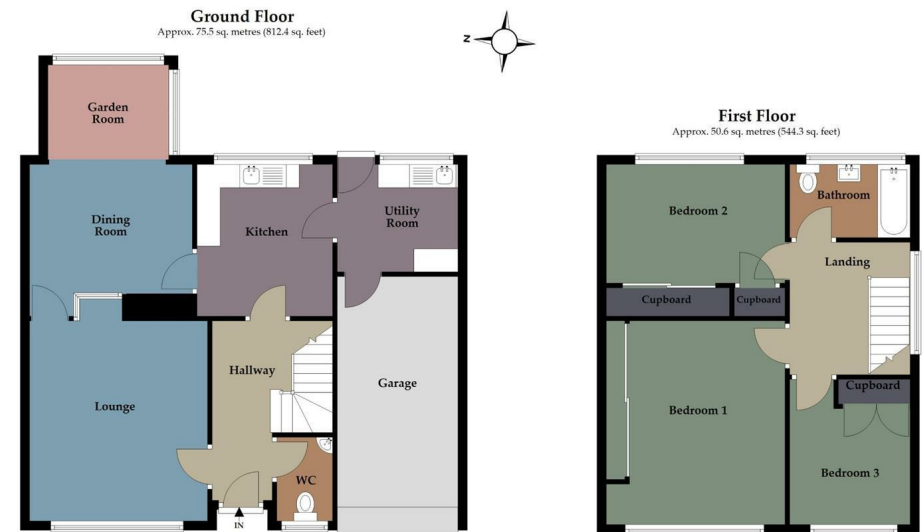
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. 126.0 sq. metres (1356.7 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only. Plan produced using PlanIt/p.