



## 55 Glen Road, West Cross, Swansea, City & County Of Swansea, SA3 5PR

**Offers In The Region Of £275,000**

Nestled in the picturesque neighborhood of West Cross, this delightful two-bedroom semi-detached property presents a unique opportunity for a cozy and convenient living experience. Offering an array of desirable features, this residence is an excellent choice for those seeking a comfortable and inviting home in a sought-after location.

### Key Features:

Location: Situated in the convenient seaside community of West Cross, this property offers a peaceful and family-friendly atmosphere while being within easy reach of local amenities, schools, and beautiful coastal walks.



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a door to storage cupboard. Opening to the lounge. sliding door to the parlour.

### Parlour 5'11" x 8'6" (1.810 x 2.602 )

With a double glazed window to the front. Radiator.

### Lounge 14'6" x 11'9" (4.432 x 3.587 )



With two frosted double glazed window to the side. Stairs to the first floor. Door to the kitchen. Feature fireplace housing a wood burner. Radiator. Exposed beams.

### Kitchen 23'2" x 13'7" (7.069 x 4.141 )



With a double glazed window to the side. Double glazed window to the rear. Bi fold doors to the rear garden. Door to the sitting room. 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 with mixer tap over. Space for cooker. Space for American style fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

### Kitchen



## Kitchen



## Sitting Room 6'11" x 8'6" (2.114 x 2.597 )



With a door to the cloakroom.

## Cloakroom 8'5" x 3'0" (2.579 x 0.920 )

With a low level w/c. Wash hand basin.

## First Floor

### Landing

With a door to the airing cupboard. Door to the bathroom. Doors to bedrooms.

## Bathroom 5'9" x 11'9" (1.754 x 3.585 )



With a frosted double glazed window to the rear. Suite comprising; bathtub. Low level w/c. Wash hand basin. Radiator.

## Bedroom One 10'11" x 11'11" (3.335 x 3.650 )



With a double glazed window to the rear. Radiator.



### Bedroom Two 12'5" x 8'10" (3.801 x 2.700 )



With a double glazed window to the side. Radiator. Opening to storage area.

### External

### Aerial Aspect

### Front



You have private parking for one vehicle. Side access to the rear garden. Seating area. Lawned area home to flowers and shrubs.



**Front Aspect**



**Rear Garden**



**Rear**

You have a seating area with room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs.

**Rear Garden**



**Rear Aspect**



**Council Tax Band**

Council Tax Band - D

Council Tax Estimate - £1,782

**Tenure**

Freehold.

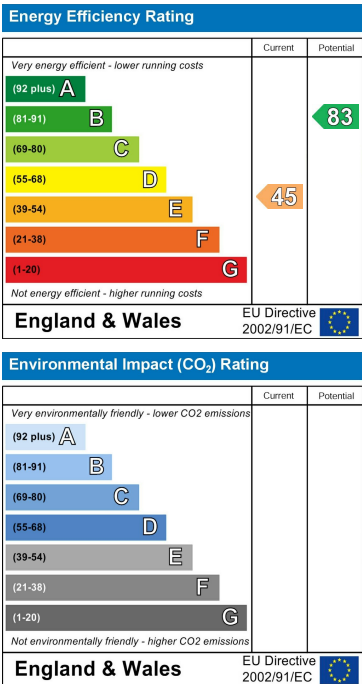
Floor Plan



Area Map



Energy Efficiency Graph



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