

16 Wimblewood  
Close, West Cross,  
Swansea, SA3 5LQ

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# 16 Wimblewood Close, West Cross, Swansea, SA3 5LQ

Offers Over  
**£180,000**



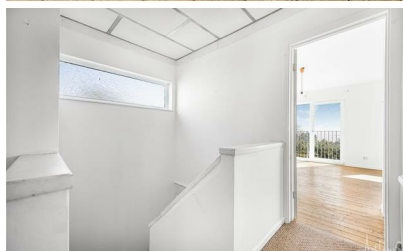
Discover your perfect first home in the heart of West Cross! This charming three-bedroom terraced property on Wimblewood Close offers comfortable living spaces and a convenient layout for modern family life.

On the ground floor, you are welcomed by a hallway that leads to all main rooms. There is a cloakroom conveniently located for guests and everyday use, and a well-appointed kitchen with ample storage and worktop space. The spacious and bright lounge is perfect for relaxing and entertaining, while the third bedroom on this level can serve as a guest bedroom, home office, or playroom.

The lower ground floor comprises a generously sized master bedroom with space for wardrobes and furnishings, a comfortable second bedroom ideal for children or guests, a bathroom with contemporary fixtures and fittings.

This delightful property offers an excellent opportunity for first-time buyers to step onto the property ladder in a sought-after location. The convenient layout and pleasant outlook make it a perfect home for young families, professionals, or those looking to downsize.

Don't miss out on this fantastic home in West Cross. Contact us today to arrange a viewing and make this house your new home!



### Entrance

Via a frosted double glazed PVC door into the hallway.

### Hallway

With a door to the cloakroom. Double glazed window to the front. Door to bedroom three. Door to built in storage cupboard. Radiator. Door to the lounge. Stairs leading down to the lower ground floor. Frosted double glazed window to the rear.

### Hallway

### Cloakroom

7'0" x 3'10"

You have a frosted double glazed window to the front. WC. Wash hand basin.

### Bedroom Three

8'5" x 10'8"

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

### Bedroom Three

### Lounge

14'1" x 17'7"

You have a set of double glazed windows to the rear and a set of double glazed sliding doors to the rear Juliet balcony which offer breath-taking sea views of Mumbles Bay and beyond, views of Mumbles Pier, views of Mumbles Lighthouse. Radiator. Feature fireplace. Door to the kitchen.

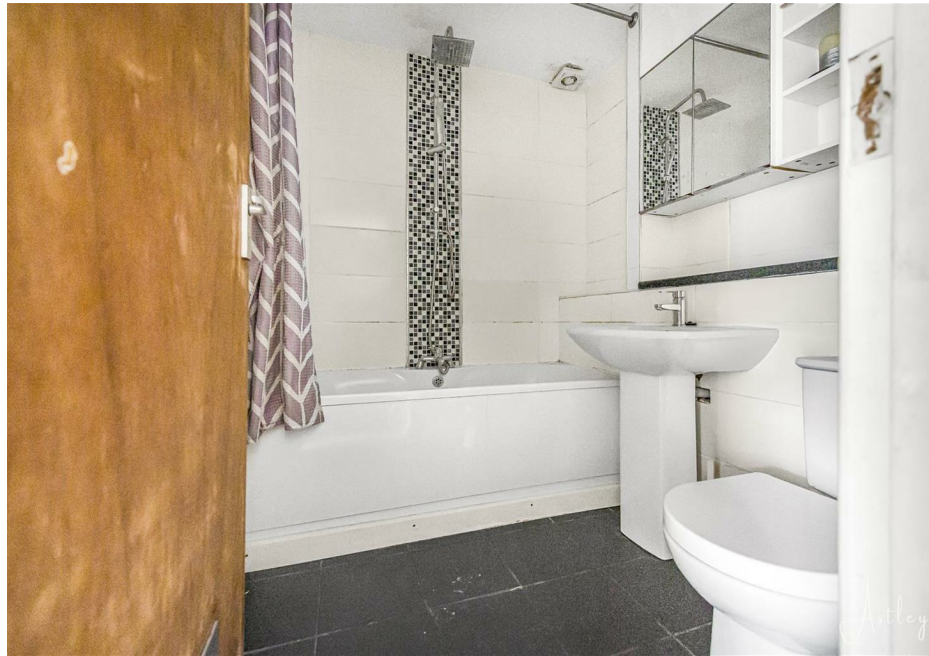
### Lounge

### View

### Kitchen

9'11" x 7'4"

You have a double glazed window to the front. The 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 gas hob with oven and grill under. Extractor hood over. Space for dishwasher. Space for American style fridge freezer.



**Lower Ground Floor**

You have a door to understairs storage. Door to the bathroom. Doors to bedrooms. Door to storage cupboard.

**Bathroom**

6'5" x 6'7"

Suite comprising; bathtub with shower over. WC. Wash hand basin. Tiled floor. Tiled walls. Radiator.

**Bedroom One**

10'6" x 9'9"

With a set of double glazed windows to the rear. Radiator. Door to built in wardrobe.

**Bedroom One****Bedroom Two**

10'3" x 7'5"

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

**Services**

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

**Aerial Aspect****Council Tax Band**

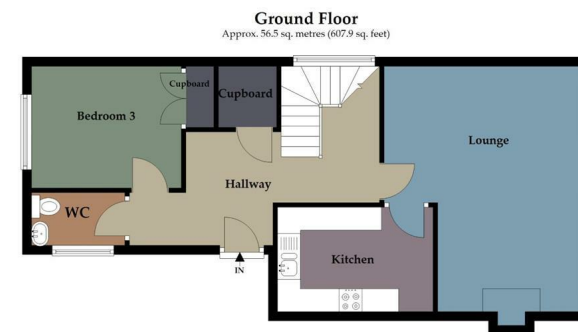
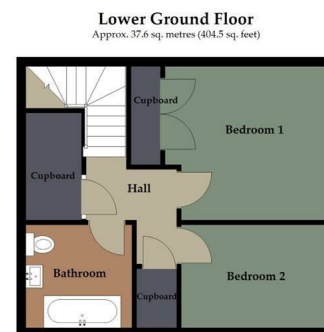
Council Tax Band - D

**Tenure**

Freehold.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Total area: approx. 94.1 sq. metres (1012.5 sq. feet)

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Plan produced using PlanIt.