



18 The Paddock, West Cross, Swansea, City & County Of Swansea, SA3 5AH

£399,995

This charming three-bedroom detached family home offers a wonderful blend of comfort and convenience, with stunning sea views of Swansea Bay from both the second bedroom and the bathroom. Located just a short distance from the promenade, it provides easy access to a scenic walk into Mumbles, making it an ideal setting for those who enjoy coastal living.

The property sits on a 0.08-acre plot with a total floor area of 1,265 square feet. Inside, the accommodation includes a welcoming porch, a hallway, and a cloakroom. The lounge opens into a spacious dining room, creating a bright and sociable living space. The kitchen completes the ground floor layout. Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering comfortable living for a growing family.

Externally, the front of the property features driveway parking for one vehicle leading to a garage. To the rear, a seating area provides a peaceful space to enjoy the views, with steps leading down to a beautifully maintained lawned garden, filled with an array of flowers, trees, and shrubs. This home presents a fantastic opportunity for those looking to enjoy a relaxed lifestyle by the sea while remaining close to local amenities.

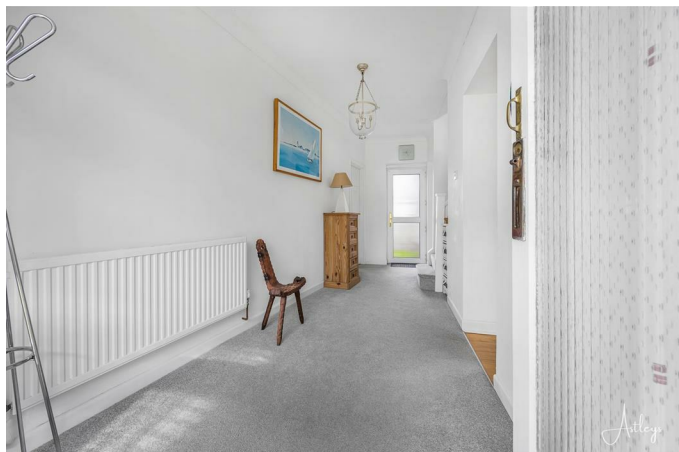
Entrance

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

Porch

With a frosted glazed hardwood door with frosted glazed side panel into the hallway.

Hallway



Stairs to the first floor. Frosted double-glazed door to the rear garden. Door to the cloakroom. Door to lounge. Door to dining room. Door to the kitchen. Door to understairs storage. Radiator.

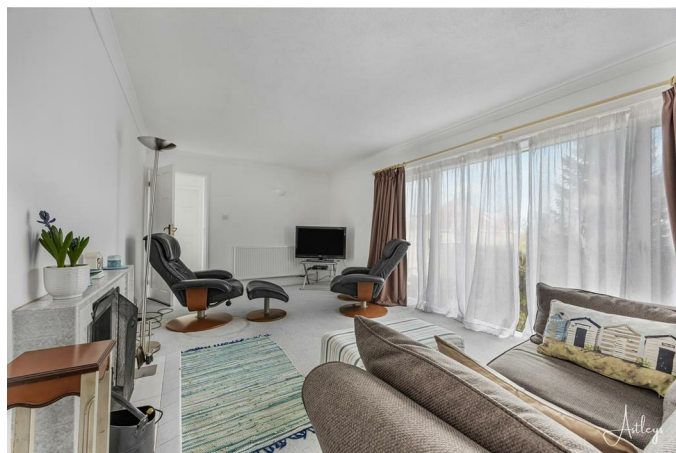
Hallway



Cloakroom 8'3" x 3'5" (2.515 x 1.042)

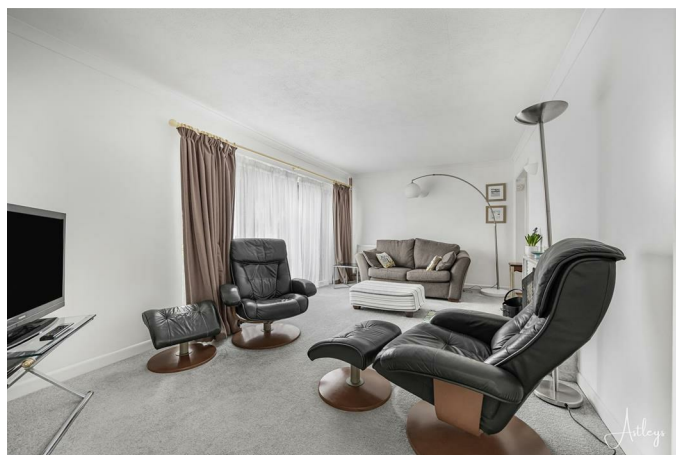
You have a frosted double-glazed window to the rear. Suite comprising; WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

Lounge 10'9" x 18'7" (3.280 x 5.676)



You have a feature fireplace and a double-glazed PVC door with double-glazed picture window to the rear garden. Two radiators.

Lounge



Dining Room 15'1" x 9'4" (4.603 x 2.867)



With a double-glazed PVC door to the side. Double-glazed windows to the side. Radiator. Door to the kitchen.

Dining Room



Kitchen 18'7" x 8'6" (5.682 x 2.593)



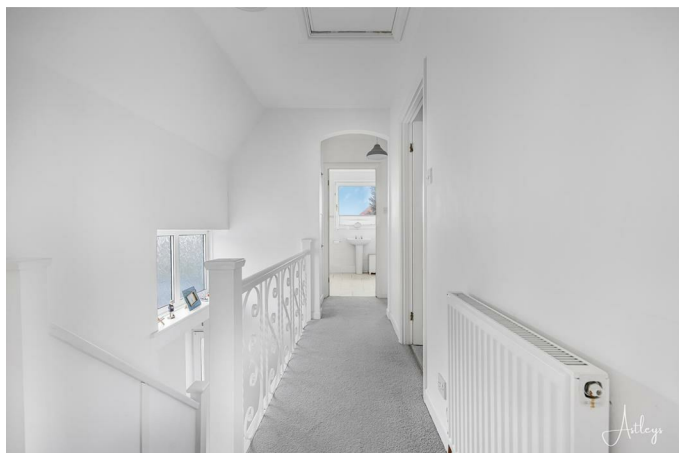
With a set of double-glazed windows to the front. Double-glazed PVC door to the front. Frosted double-glazed PVC door to the side. The kitchen is fitted with a range of base and wall units. You have running work surface incorporating a stainless steel one and a half bowl sink and drainer unit. Four-ring gas Smeg hob with oven and grill under. Extractor hood over. Tiled floor. Space for dishwasher. Space for washing machine. Integral fridge. Integral freezer.

Kitchen



First Floor

Landing



You have a set of frosted double-glazed windows to the side. Radiator. Loft access. Door to storage cupboard. Door to bathroom. Doors to bedrooms.

Bathroom 7'7" x 7'1" (2.312 x 2.166)



You have a double-glazed window to the rear offering sea views of Swansea Bay and beyond. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

Bedroom One 16'5" x 8'6" (5.021 x 2.616)



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

Bedroom One



Bedroom Two 11'0" x 10'9" (3.353 x 3.280)



You have a set of double-glazed windows to the rear again offering sea views of Swansea Bay and beyond. Radiator. Doors to the built-in wardrobe.

Bedroom Two



Bedroom Three 12'1" x 7'10" (3.693 x 2.395)

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

Bedroom Three



External

Another Aspect



Aerial Aspect



Aerial Aspect



Front



You have driveway parking for one vehicle leading to the garage.

Garage 18'0" x 8'4" (5.511 x 2.558)

With an 'up and over' door. Set of glazed windows to the side. Power and light.

Rear

You have a seating area which in turn leads down to a lawned garden which is home to a variety of flowers, trees and shrubs.

Rear Garden



Rear Garden



Rear Garden



Services

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

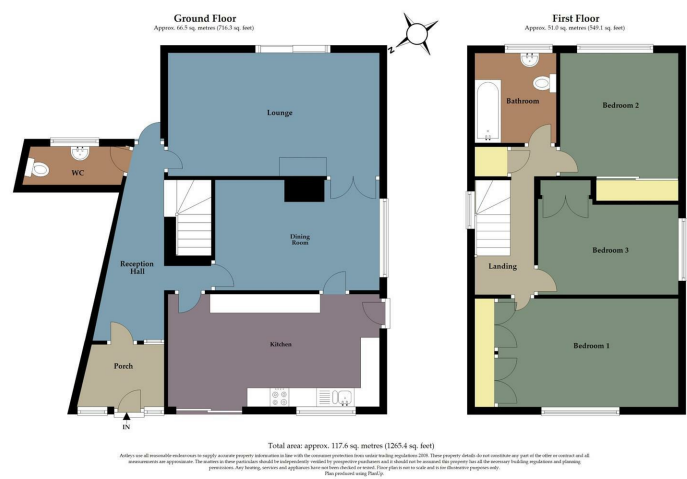
Council Tax Band

Council Tax Band - F

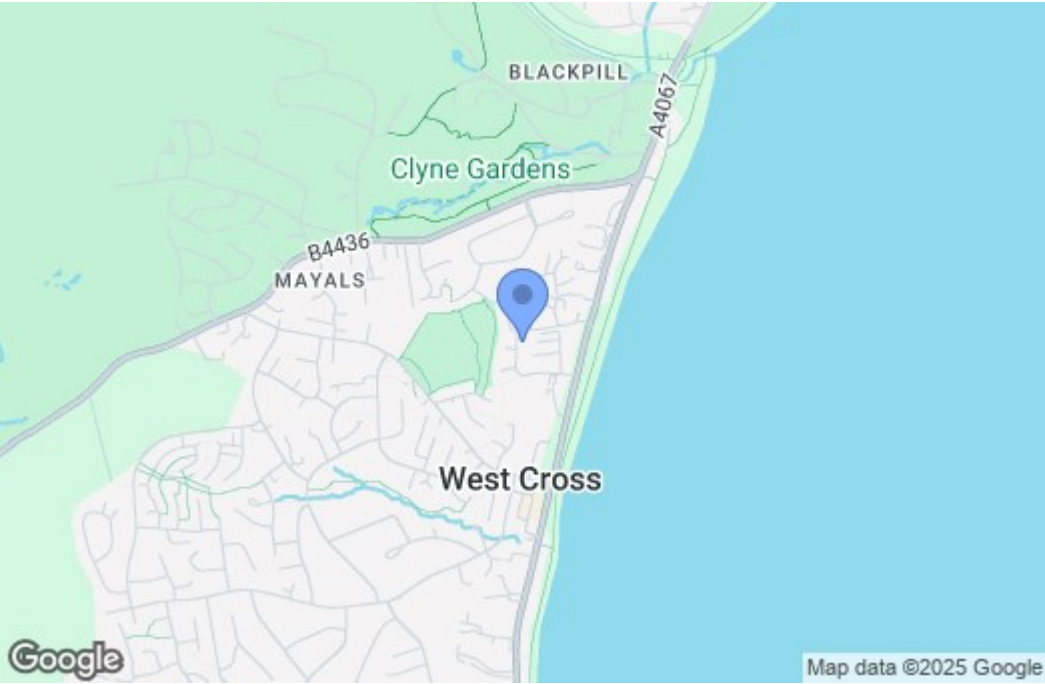
Tenure

Freehold.

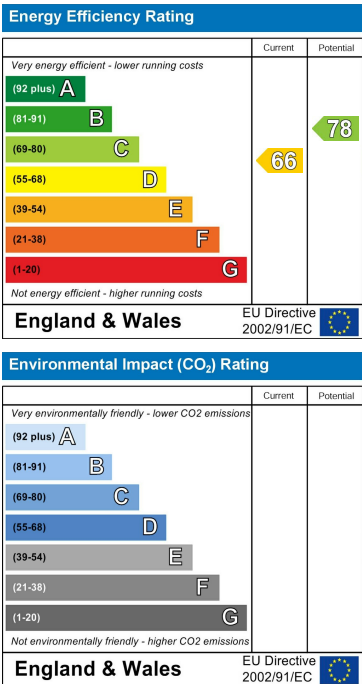
Floor Plan



Area Map



Energy Efficiency Graph



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