



17 Maytree Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5NB

£235,000

This charming three-bedroom terraced home is an ideal opportunity for first-time buyers. Situated on a 0.04-acre plot, the property offers a comfortable living space with a total floor area of 985 sq ft.

The ground floor features a welcoming hallway, a convenient utility area, a spacious lounge perfect for relaxing, and a well-proportioned kitchen. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

Outside, the front garden is neatly lawned and bordered by hedging, providing an attractive entrance. To the rear, there is a raised lawned garden, offering a pleasant outdoor space for relaxation or entertaining.

Entrance

Via a PVC door into the hallway.

Hallway



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

Utility 13'4" x 4'1" (4.066 x 1.257)



You have a frosted double glazed PVC door to the rear.

Lounge 20'8" x 11'1" (6.301 x 3.383)



You have a set of double glazed doors to the rear garden. Radiator.

Lounge



Lounge



Kitchen 8'2" x 15'6" (2.492 x 4.732)



You have a set of double glazed windows to the front. Fitted with a range of base units, you have a running work surface incorporating a sink and drain unit, four ring gas hob. Integral dishwasher. Plumbing for washing machine. Integral oven and grill. Space for American-style fridge freezer. Extractor hood. Spotlights.

First Floor

Landing



With a double glazed window to the front. Door to bathroom. Doors to bedrooms. Loft access.

Bathroom 9'6" x 5'7" (2.896 x 1.727)



You have a frosted double glazed window to the front. Suite comprising bathtub with oversized shower over. WC. Wash hand basin. Chrome heat towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom One 10'11" x 13'11" (3.338 x 4.263)



You have a set of double glazed windows to the rear.
Radiator. Sliding doors to built-in wardrobes.

Bedroom Two 11'0" x 11'1" (3.374 x 3.388)



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

Bedroom Three 8'6" x 9'6" (2.607 x 2.898)



You have a double glazed window to the front.
Radiator.

External

Aerial Aspect



Aerial Aspect



Rear



Front

You have a lawned garden bordered by hedging.

Rear



You have a raised lawn garden.

Services

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

Council Tax Band

Council Tax Band - D

Tenure

Freehold.

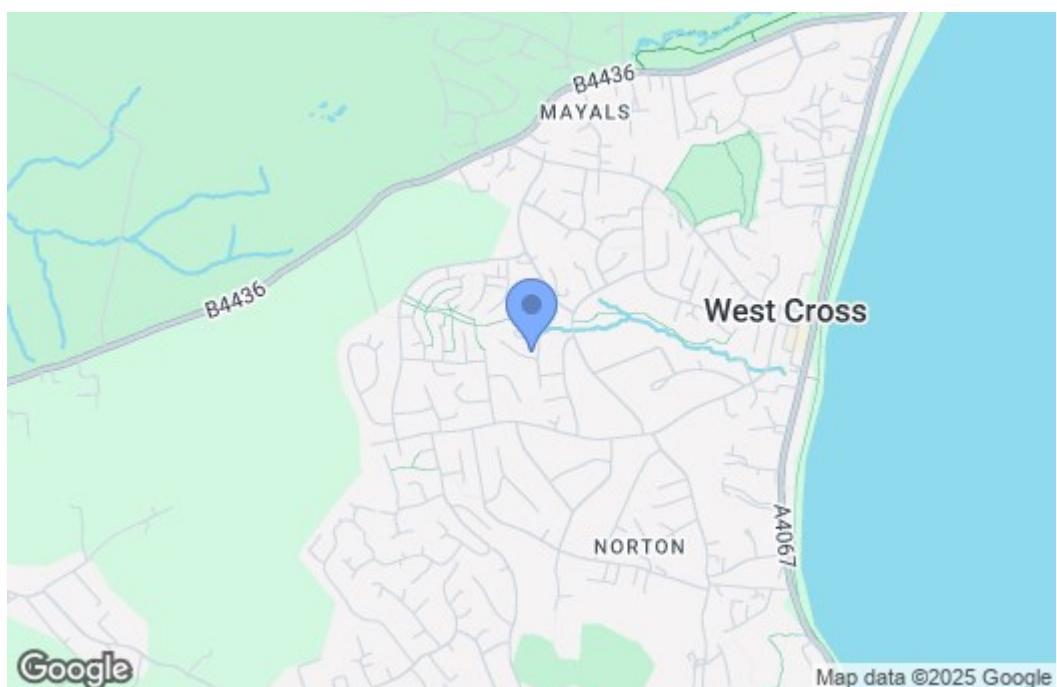
Floor Plan



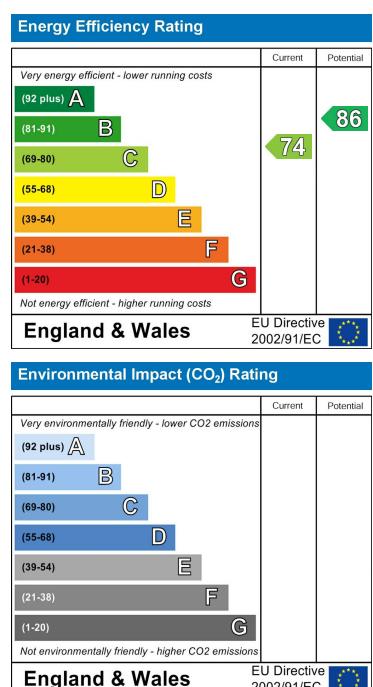
Total area: approx. 91.5 sq. metres (985.0 sq. feet)

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 be noted that this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. This plan is not to scale and is for illustrative purposes only. Plan produced using PlanIt Pro.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.