

3 Gullivers Close,  
West Cross, Swansea,  
SA3 5AG

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# 3 Gullivers Close, West Cross, Swansea, SA3 5AG

Offers Over  
**£300,000**



This ground floor maisonette presents an excellent opportunity to own a two double bedroom property with stunning sea views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse. Located in close proximity to Swansea Bay and the seafront promenade, this property offers a prime coastal location. A flat walk to the village of Mumbles and convenient bus links to both Mumbles and the city center make this property well-connected and easily accessible.

The maisonette benefits from private communal parking, ensuring convenience for residents and their guests. As a share of freehold property, it offers added security and peace of mind.

Spanning two floors, the accommodation comprises a kitchen, dining room, lounge & garden room on the ground floor, providing a spacious and comfortable living space. On the first floor, you'll find a shower room, cloakroom and two double bedrooms, offering privacy and comfort.

Externally, the property features communal gardens at the front, providing an inviting outdoor space with breathtaking sea views. Additionally, there is a single garage at the rear, offering secure parking or valuable storage space.

Ideally suited for those seeking a seaside lifestyle, looking to downsize, or a perfect home for a couple, this property offers a range of possibilities. While long-term rentals are permitted, holiday lets are not allowed.

In summary, this ground floor maisonette with two double bedrooms offers wonderful sea views of Swansea Bay, Mumbles Pier, and Mumbles Lighthouse. Its enviable location, neighboring Swansea Bay and the seafront promenade, along with easy access to the village of Mumbles and bus links to the city centre, make it an attractive choice. Whether you aspire to live by the sea, downsize, or seek a couple's retreat, this property provides an opportunity to embrace the coastal lifestyle. Secure your slice of coastal living today and experience the joys of Swansea Bay and the enchanting Mumbles area.



#### **Entrance**

Via a frosted double-glazed PVC door into the dining room.

#### **Dining Room**

12'5" x 14'0"

With stairs to the first floor. Door to the lounge. Opening to the kitchen. Original parquet flooring. Door to storage cupboard. Radiator.

#### **Dining Room**

#### **Kitchen**

7'5" x 10'9"

You have a set of double-glazed windows to the rear. The kitchen is well-appointed and fitted with a range of base and wall units. You have running work surface incorporating a stainless steel sink and drainer unit. Space for washing machine. Space for cooker. Space for dishwasher. Space for American-style fridge-freezer.

#### **Kitchen**

#### **Lounge**

14'7" x 14'0"

you have a set of double-glazed sliding doors to the garden room. The lounge itself, you have a radiator and a electric fire.

#### **Lounge**

#### **Garden Room**

5'9" x 13'11"

You have a double-glazed window to the front and a double-glazed sliding door to the communal gardens to the front which offer breathtaking sea views of Swansea Bay and beyond.

#### **First Floor**

#### **Landing**

You have doors to bedrooms. Door to bathroom. Door to separate WC. Door to storage cupboard.

#### **Bathroom**

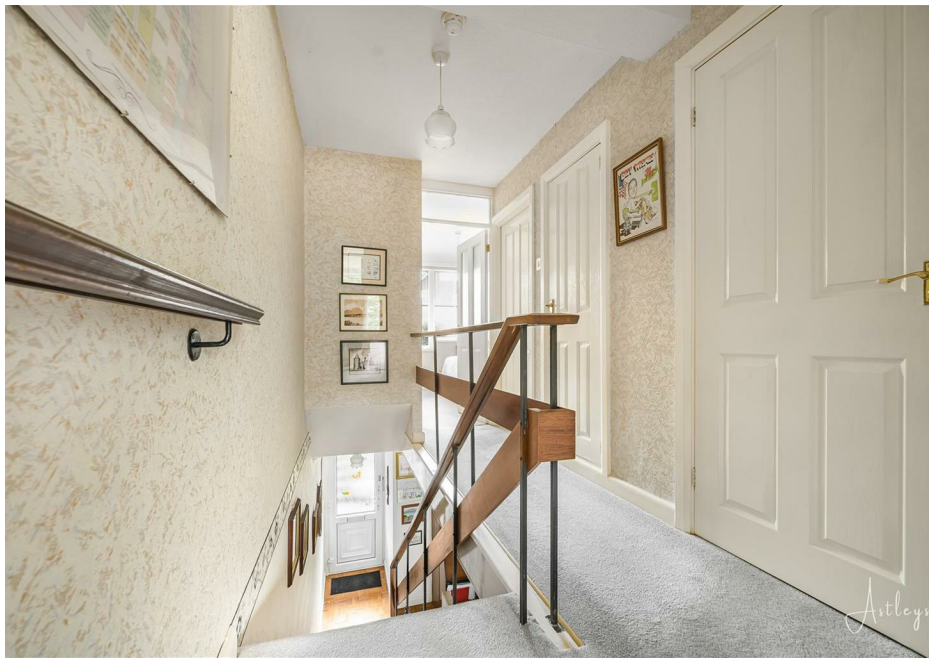
7'8" x 5'4"

You have a well-appointed bathroom suite comprising a large walk-in shower with over-sized showerhead above. Wash-hand basin. Radiator. Heated towel rail. Extractor fan.

#### **Cloakroom**

5'6" x 2'7"

Low-level WC. Wash-hand basin.



**Bedroom One**

13'11" x 15'8"

You have a set of double-glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond. Partial views of Mumbles Pier & Mumbles Lighthouse. Radiator. Doors to built-in wardrobes.

**Bedroom One**

**Bedroom Two**

10'6" x 14'0"

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

**External**

To the front you have communal gardens boasting sea views. The property also benefits from a single garage to the rear.

**Grounds**

**Grounds**

**Grounds**

**Grounds**

**Aerial Aspect**

**Aerial Aspect**

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**Services**

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

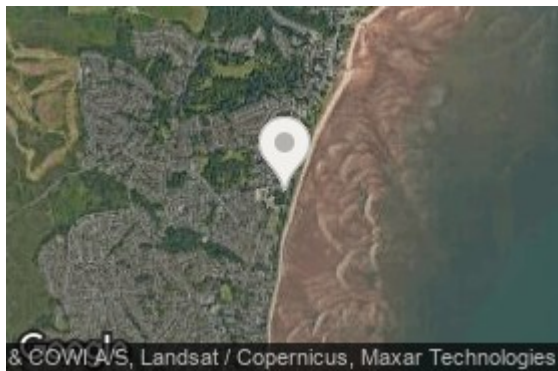
**Council Tax Band**


Council Tax Band - E

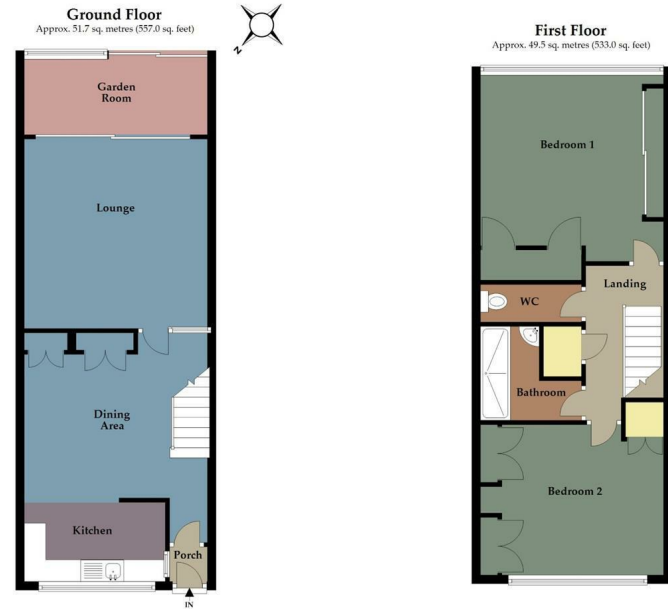
**Tenure**

Leasehold.





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		
	<b>72</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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Plan produced using PlanUp.