

16 Fairwood Road,
West Cross, Swansea,
SA3 5JP



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Offers Over
£300,000



Perfectly positioned in one of West Cross's most convenient and locations, this attractive family home offers an ideal balance of comfort, versatility, and coastal living. Just a short walk from local schools, the seafront promenade, and within easy reach of Mumbles village with its cafés, restaurants, and boutique shops, the setting combines community charm with easy access to the coast. The property also benefits from private allocated parking and lies within the Bishopston Comprehensive School catchment.

The home features light and adaptable living spaces, including a welcoming lounge, a separate study ideal for home working, and an open-plan kitchen and dining area, perfectly suited for family life and entertaining. The garage to the rear has been part converted to create the study, though it could easily be reinstated if preferred. Thoughtful design and neutral décor create a warm, inviting atmosphere throughout.

Outside, the property enjoys decked seating areas to both the front and rear, offering private spaces to relax, dine, or entertain. With its prime location, attractive presentation, and proximity to the beaches and amenities of Mumbles, this property represents an excellent opportunity to enjoy the best of South Gower coastal living.



Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With a door into the lounge.

Lounge

15'5" x 15'4"

With a set of double glazed windows in the front. Radiator. Stairs to the first floor. Door to the inner hall. Door to the storage area which could be used as a study.

Lounge

Study

7'11" x 8'11"

Inner Hall

You have a frosted double glazed PVC door to the rear. Opening into the kitchen. Door to the cloakroom.

Cloakroom

5'4" x 5'2"

You have a WC. Wash hand basin. Radiator.

Kitchen

20'10" x 9'3"

You have a set of double glazed windows to the rear. Double glazed French doors to the front which leads out onto the decked area. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring electric hob with oven and grill under. Space for fridge/freezer. Space for dishwasher. Extractor hood. Radiator.

Kitchen

Kitchen

Kitchen

First Floor

Landing

You have a frosted double glazed window to the side. Loft access. Door to airing cupboard. Doors to storage cupboards. Door to bathroom. Doors to bedrooms.

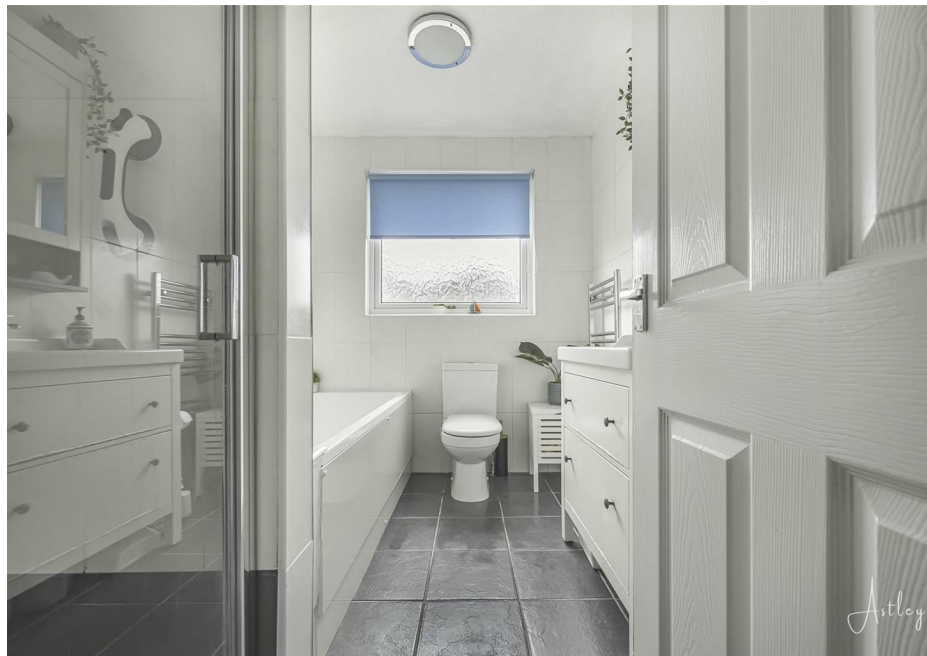
Bathroom

8'11" x 6'8"

You have a frosted double glazed window to the rear. Suite comprising; bathtub. Corner shower cubicle. Low level WC. Wash hand basin. Chrome heated towel rail.

Bathroom

Bathroom



Bedroom One

12'10" x 12'4"

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

Bedroom One**Bedroom Two**

15'10" x 12'3"

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

Bedroom Two**Bedroom Three**

8'5" x 9'1"

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

Bedroom Three**External****Front**

You have a decked seating area with ample room for tables and chairs.

Rear

You have a decked seating area with ample room for tables and chairs.
Door to the garage. Gate to the rear.

Rear**Aerial Aspect****Aerial Aspect****Aerial Aspect****Garage**

9'7" x 9'0"

Power and light. Plumbing for washing machine.

Services

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

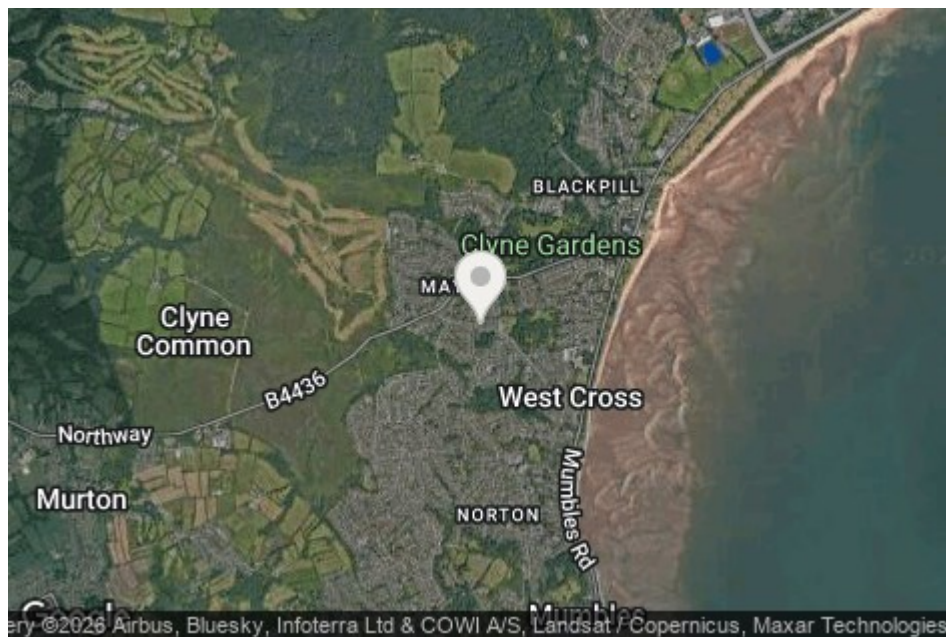
Council Tax Band

Council Tax Band - E

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 108.2 sq. metres (1164.4 sq. feet)

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Plan produced using PlanUp.