

2 Llwynderw Close,
West Cross, Swansea,
SA3 5AF



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Offers Over
£525,000



This four-bedroom detached family home offers an exciting opportunity for those looking to create their dream property by the sea. Positioned close to the picturesque seafront promenade and just a short walk from the vibrant village of Mumbles, the location combines coastal charm with convenient access to local shops, cafes, and amenities.

Set on an impressive 0.10-acre plot with a generous floor area of 1,627 sq. ft, the property provides a flexible layout that requires some modernisation but holds huge potential. The ground floor comprises a welcoming hallway leading to a spacious lounge, a separate dining room, a cloakroom, a fitted kitchen, a practical utility room, and a bright conservatory overlooking the garden.

Upstairs, you will find four well-proportioned bedrooms, including a master with en-suite facilities, alongside a family bathroom.

Externally, the front of the property benefits from a single parking space and access to a garage, complemented by a neat lawned garden. The rear garden offers a patio seating area ideal for outdoor dining, with ample space for tables and chairs, and a raised lawned section providing a lovely backdrop for family living.

This home is offered with no onward chain, making it an excellent prospect for buyers seeking a property with superb potential in a highly desirable coastal location.



Entrance

Via steel door with double glazed window into a small porch area.

Porch

With a solid wooden door into the hallway.

Hallway

Door to the lounge. Door to the dining room. Door to cloakroom. Radiator. Stairs to the first floor.

Hallway

Cloakroom

5'8" x 3'10"

With a frosted double glazed window to the rear. Suite comprising: WC. Wash basin. Radiator.

Lounge

21'3" x 14'4"

You have two single frame wooden windows to the front. To the rear you have a double glazed window. Feature brick fireplace. Two radiators.

Lounge

Dining Room

13'6" x 9'8"

With single glazed wooden frame windows to the front. Radiator.

Dining Room

Kitchen

10'5" x 11'1"

You have both wall and under counter cabinetry with a wooden top. You have two double glazed windows to the side of the property. You have one single radiator. You have a sink. Space for a dishwasher and space for a freestanding gas cooker. Tiled floor. You have a wood frame glass door into the utility.

Kitchen

Utility Room

9'10" x 5'4"

You have a Belfast sink. Boiler. French single glazed door to the conservatory. Tiled floor.

Conservatory

9'2" x 9'3"

You have a set of double glazed windows to the rear. French double glazed door opening onto the patio at the rear of the property. Tiled floor.

Conservatory

First Floor

Landing

With a double glazed window to the rear. Doors to bedrooms. Door to the bathroom.

Bathroom

6'6" x 7'8"

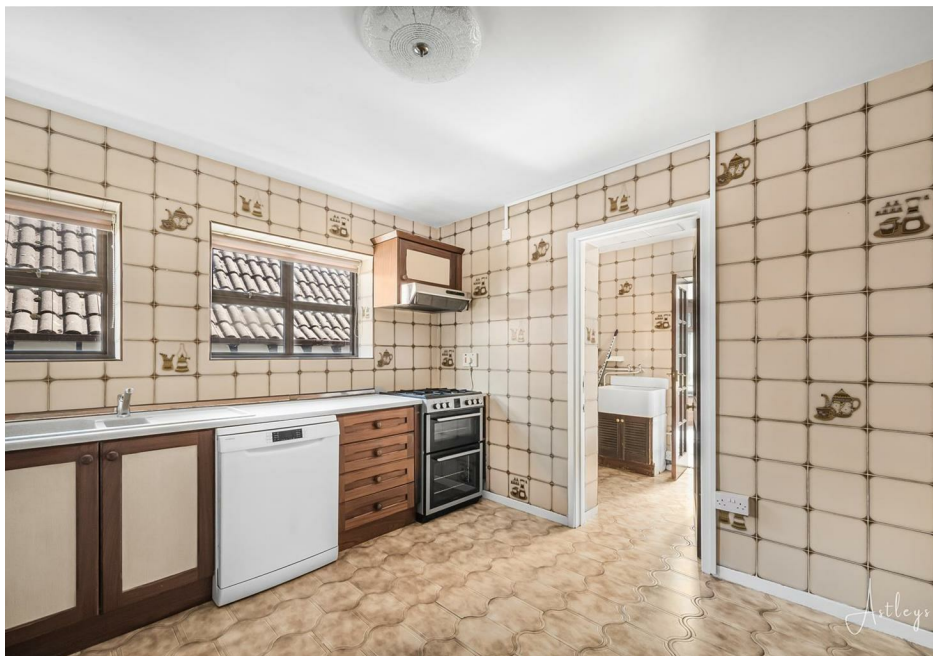
You have a double glazed frosted window to the rear. Wash hand basin. WC. Bath with shower overhead. Stainless steel towel rail.

Bathroom

Bedroom One

13'8" x 11'10"

With a double glazed window to the front. Radiator. Door to en-suite. Door to walk in wardrobe.



En-Suite

44" x 113"

Frosted double glazed window to the side. Suite comprising: large shower. Wash hand basin. WC. Wall mounted radiator.

En-Suite**Bedroom Two**

9'4" x 9'0"

With a double glazed window to the front. Radiator.

Bedroom Two**Bedroom Three**

9'4" x 12'5"

With a double glazed window to the front. Radiator.

Bedroom Three**Bedroom Four**

9'10" x 6'2"

With a double glazed window to the rear. Radiator.

Bedroom Four**External****Front**

You have parking for one vehicle with access to a single garage. Lawned garden.

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

You have a patio seating area with ample room for tables and chairs. Raised lawned garden.

Rear**Rear****Services**

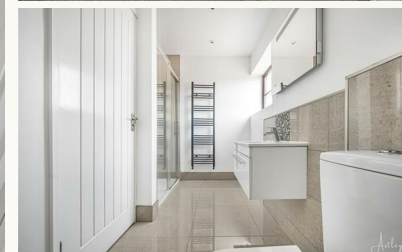
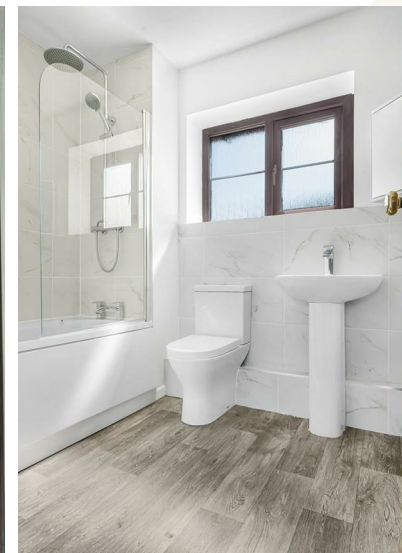
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

Council Tax Band

Council Tax Band - G

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		
	72	80
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 151.2 sq. metres (1627.8 sq. feet)

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Plan produced using PlanIt.