

7 Sunnybank Close,
West Cross, Swansea,
SA3 5HB



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Offers Over
£225,000



Situated in the popular West Cross area, this well presented semi detached home enjoys a convenient position close to the coast, Swansea Bay and the amenities of Mumbles. The promenade, beaches, cafés, restaurants and independent shops are all within easy reach, while the surrounding Gower countryside offers a wealth of opportunities for walking and enjoying the outdoors. Local schools and transport links further enhance the appeal of this well established residential setting.

The property provides approximately 774 sq ft of comfortable accommodation and occupies a plot of around 0.04 acres. Well presented throughout, it offers an appealing opportunity for first time buyers seeking a home in a sought after coastal location.

The ground floor comprises an entrance hall, comfortable lounge and kitchen, while the first floor provides two bedrooms and a family bathroom. The layout is practical and easy to manage, with the accommodation offering scope for the new owners to personalise the space to suit their own requirements.

Externally, the front garden is laid to lawn with side access leading to the rear. The garden has a pleasant established feel, with a variety of flowers, trees and shrubs creating an attractive backdrop. A gravelled seating area provides ample space for outdoor furniture, with steps leading down to a further decked area, again offering plenty of room for tables and chairs.

With its well presented accommodation, attractive garden and proximity to the coast and Mumbles, this is a home that combines everyday practicality with an appealing coastal lifestyle.



Entrance

Frosted double glazed PVC door with frosted double glazed side panel into the hall.

Hall

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

Lounge

10'9" x 17'3"

Set of double glazed windows to the front. Radiator. Door to understairs storage. Feature fireplace housing a wood burner set on slate hearth.

Kitchen

6'10" x 20'7"

Beautifully appointed kitchen with a set of double glazed windows to the rear. Double glazed PVC door to the rear. Two radiators. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for dishwasher. Space for fridge/freezer. Space for tumble dryer.

First Floor

Landing

Door to an airing cupboard. Door to bathroom. Doors to bedrooms.

Bathroom

5'9" x 7'10"

Set of frosted double glazed windows to the rear. Well appointed suite comprising; bathtub with shower over. ?WC. Wash hand basin.

Bedroom One

17'3" x 9'3"

Set of double glazed windows to the front. Radiator.



Bedroom Two

12'5" x 8'5"

Set of double glazed windows to the rear. Radiator.

External

Another Aspect

Drone Shot

Front

Lawned garden with side access to the rear.

Rear

Gravelled seating area with ample room for tables and chairs. Steps leading down to a decked area with ample room for tables and chairs. The rear garden is home to a variety of flowers, trees and shrubs.

Services

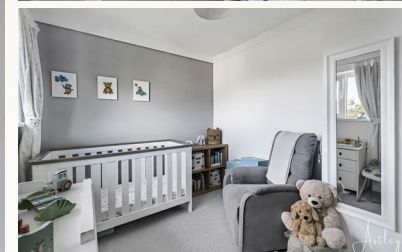
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - C

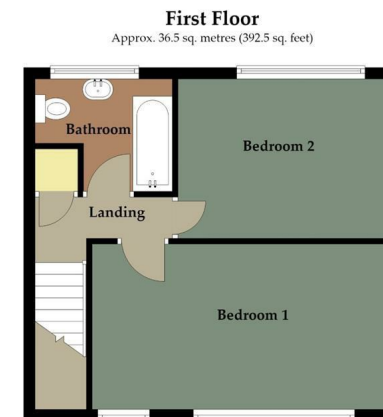
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 71.9 sq. metres (774.1 sq. feet)

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Plan produced using PlanUp.