

63 Linden Avenue,
West Cross, Swansea,
SA3 5LA



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£250,000



Set within the popular coastal community of West Cross, this appealing home enjoys a superb location close to the shoreline, with the beaches, promenade and village amenities of Mumbles nearby. Surrounded by scenic walks, countryside and the natural beauty of the Gower Peninsula, the area offers a relaxed coastal lifestyle alongside excellent schools, cafés, restaurants and convenient transport links.

Offering approximately 1,191 sq ft of accommodation, the property provides a well balanced layout designed for modern living. The ground floor features a welcoming porch and hallway, a spacious lounge and dining room, conservatory and kitchen, creating comfortable spaces for both everyday life and entertaining.

To the first floor are three bedrooms and a family bathroom, with the principal bedroom benefiting from an en suite. Bedrooms two and three enjoy glimpses across Swansea Bay, bringing a coastal aspect to the home.

Externally, the property benefits from private parking and attractive gardens to both the front and rear. The front garden is laid to lawn with a variety of flowers and shrubs, while the rear offers a decked seating area, lawned garden and established planting, providing an ideal setting for outdoor dining and relaxation.

A well positioned coastal home combining practical accommodation, outdoor space and the sought after lifestyle of West Cross and Mumbles.



Entrance

Via a double glazed PVC door into the porch.

Porch

Set of double glazed windows to the front. ?Stained glass hardwood door into the hallway. Tiled floor.

Hallway

With a set of stairs to the first floor. Radiator. Door to the lounge/dining room. Door to the kitchen.

Lounge/Dining Room

19'1" x 12'5"

Double glazed bay window to the front. Two radiators. Feature fireplace housing a wood burner. Set of glazed hardwood doors to the conservatory.

Conservatory

Set of double glazed windows to the rear garden. ?Set of double glazed hardwood doors to the rear garden. Tiled floor.

Kitchen

12'0" x 10'9"

Double glazed PVC door to the rear. Double glazed window to the rear. A well appointed kitchen fitted with a range of base and wall units. Running wood block work surface incorporating a sink and drainer unit. Four ring gas hob with oven & grill under. Integral fridge. Integral freezer. Integral dishwasher. Spotlights. Radiator. Plumbing for washing machine. Space for tumble dryer.

First Floor

Landing

Door to bathroom. Doors to bedrooms. Loft access. Radiator.

Bathroom

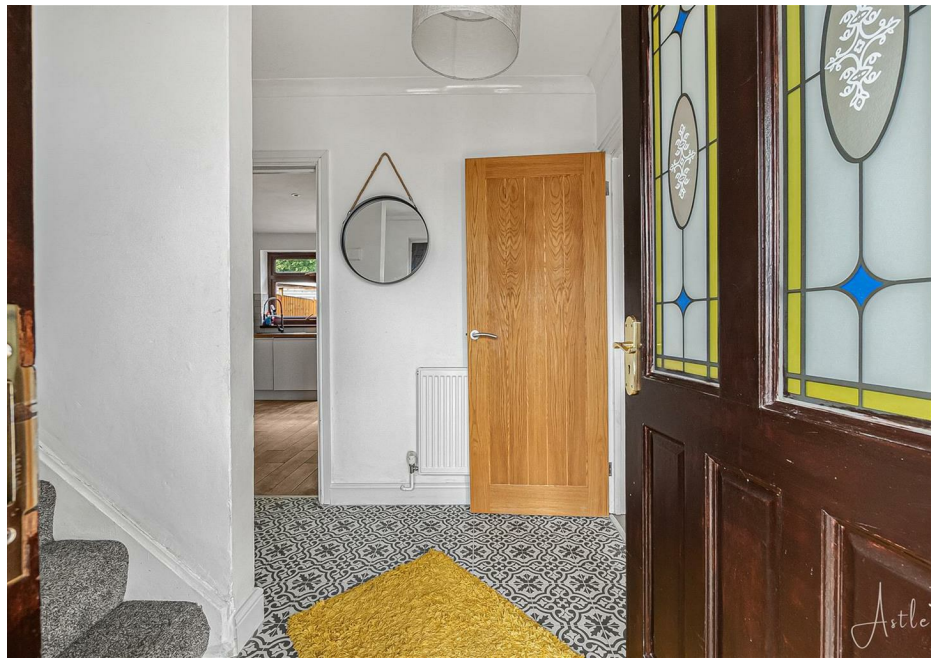
5'6" x 7'2"

Set of double glazed windows to the rear. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom One

14'2" x 8'9"

Double glazed window to the rear. Radiator. Door to en suite.



En Suite

9'1" x 5'5"

Frosted double glazed window to the rear. Suite comprising; WC. Wash hand basin. Chrome heated towel rail. Sliding doors to built in wardrobe.

Bedroom Two

10'0" x 14'0"

Set of double glazed windows to the front offering sea glimpses of Swansea Bay and beyond. Radiator. Door to built in wardrobe.

Bedroom Three

9'10" x 7'11"

Double glazed window to the front offering sea glimpses of Swansea Bay and beyond. Radiator.

External**Front**

Private parking for one vehicle. Lawned garden home to a variety of flowers and shrubs.

Rear

Decked seating area with ample room for tables and chairs. Lawned garden. Rear garden is bordered by fencing and home to a variety of flowers and shrubs.

Services

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

Council Tax Band

Council Tax Band - C

Tenure

Freehold.

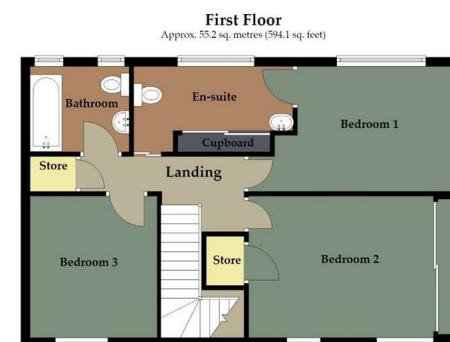
Agents Note

There is a flying freehold at the property (over the alley where bedroom three & bathroom is located).





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		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

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Plan produced using PlanIt.