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Newton Road, Mumbles
Swansea SA3 4AS



9 Sycamore Road, West Cross, Swansea, City & County Of Swansea, SA3 5LB

Offers Over £225,000

This three-bedroom semi-detached home enjoys a prime elevated position, offering delightful sea views along with picturesque glimpses of Mumbles Pier and Mumbles Lighthouse. Set on a plot of approximately 0.07 acres, the property provides a floor area of 1054 square feet and is constructed with a steel frame, representing a non-standard build.

Upon entering, you are welcomed by a porch that opens into a central hallway. The ground floor comprises a spacious lounge, a well-proportioned kitchen/breakfast room ideal for family dining, a utility room, and a convenient shower room. Upstairs, the accommodation continues with three bedrooms and a family bathroom. Bedrooms one and three enjoy partial sea views, providing a serene outlook to wake up to.

Externally, the front garden is laid to lawn and beautifully planted with an array of flowers and shrubs, enhancing the property's kerb appeal. Gated side access leads to a charming rear garden where a paved patio area

Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows to the front and a frosted glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Door to the utility room. Door to the lounge. Opening to the kitchen breakfast room. Tiled floor. Radiator.

Utility Room 9'0" x 3'10" (2.752 x 1.192)

With a frosted double glazed PVC door to the side. Radiator. Spotlights. Door to the shower room. Tiled floor. Plumbing for washing machine. Space for tumble dryer.

Shower Room 7'9" x 3'11" (2.367 x 1.218)



You have a frosted double glazed window to the side. Radiator. Tiled floor. Tiled walls. A well appointed suite comprising; corner shower cubicle. WC. Wash hand basin.

Lounge 11'10" x 13'9" (3.618 x 4.202)



You have a set of double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Wood flooring. Opening to the kitchen breakfast room.

Lounge



Lounge

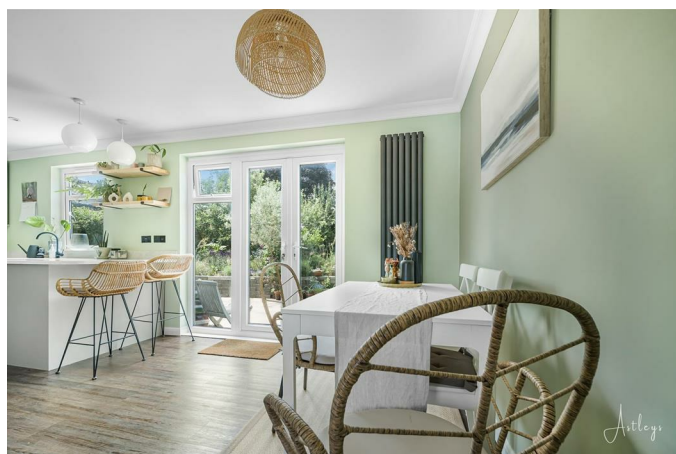


Kitchen/Breakfast Room 8'4" x 21'0" (2.550 x 6.421)



With a double glazed window to the rear. Set of double glazed French doors to the rear. Radiator. A well appointed kitchen fitted with a range of base and wall units. Running marble work surface incorporating a one and a half bowl sink and drainer unit. Integral four ring gas hob with oven and grill under. Extractor hood over. Integral dishwasher. Integral fridge. Integral freezer. Integral wine cooler.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



First Floor

Landing

You have a double glazed window to the side offering sea views of Swansea Bay and beyond. Loft access. Doors to bedrooms. Door to bathroom.

Bathroom 5'8" x 7'3" (1.736 x 2.213)



With a frosted double glazed window to the rear. A well-appointed bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled walls. Tiled floor. Spotlights.

Bathroom



Bedroom One 13'5" x 12'5" (4.094 x 3.802)



You have a set of double glazed windows to the front offering sea views of Swansea Bay and beyond, views of Mumbles Pier and Mumbles Lighthouse also. Radiator. Doors to free standing wardrobes.

Bedroom One



Bedroom Two 13'11" x 8'9" (4.250 x 2.688)



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

Bedroom Two



Bedroom Three 9'3" x 8'7" (2.823 x 2.620)



You have a double glazed window to the front again offering sea views of Swansea Bay and beyond and views of Mumbles Pier & Mumbles Lighthouse. Radiator.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



You have a lawned garden home to a variety of flowers and shrubs. Side access to the rear.

Rear

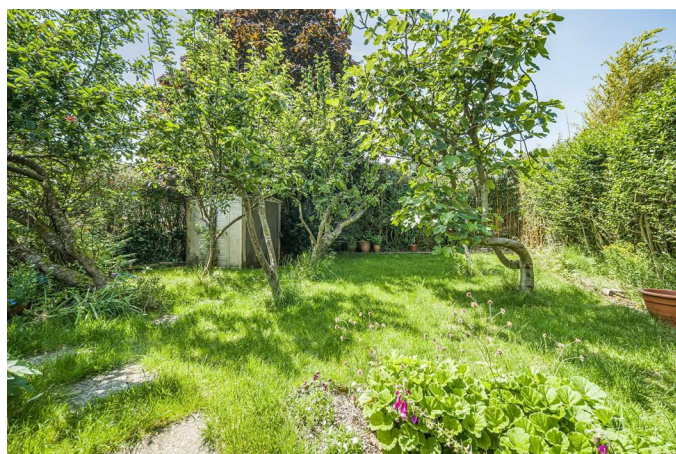


You have a patio seating area with ample room for tables and chairs which in turn leads up to a lawned garden. The rear garden is home to a variety of flowers, trees and shrubs bordered by hedging. Detached garden shed.

Rear



Rear



Rear



Rear Aspect



Services

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

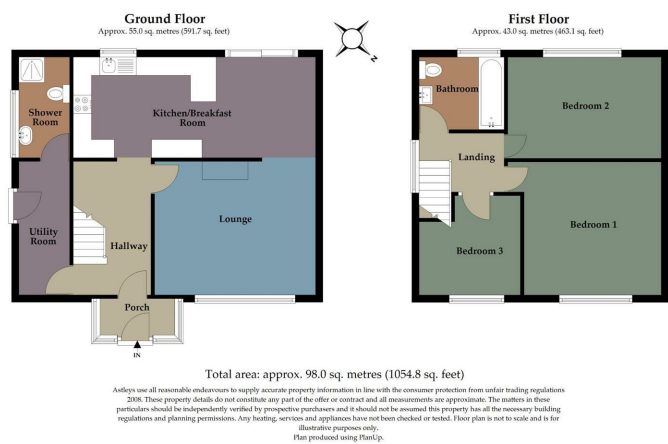
Council Tax Band

Council Tax Band - C

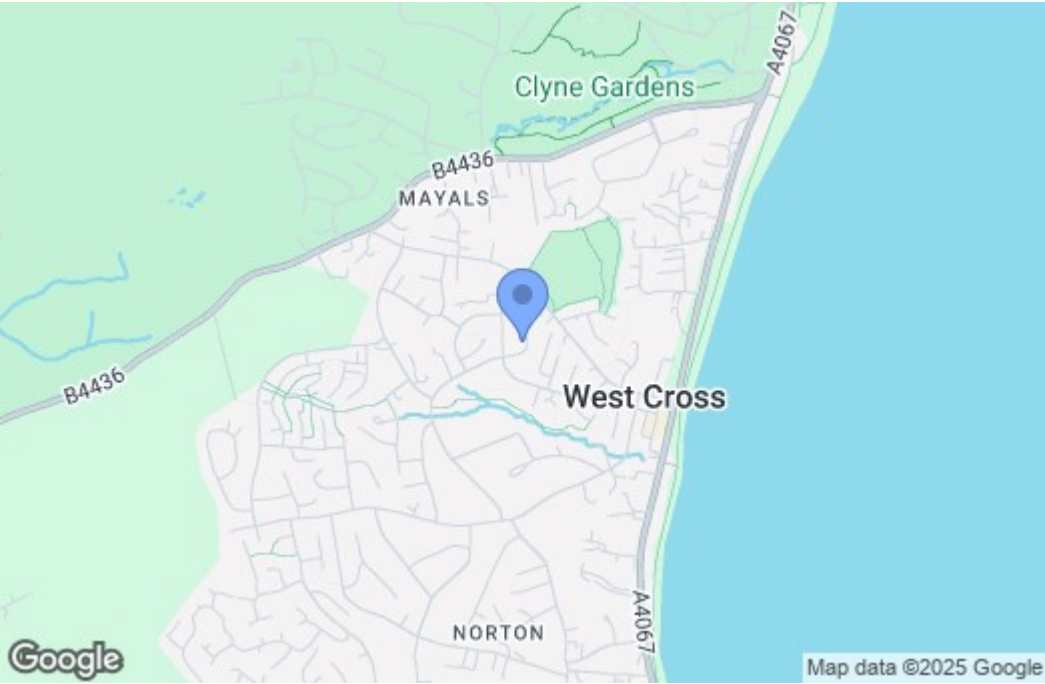
Tenure

Freehold.

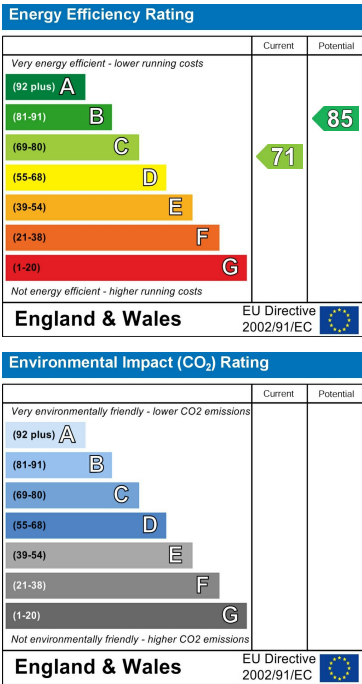
Floor Plan



Area Map



Energy Efficiency Graph



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