



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

Offers Over £250,000

Situated on Fairwood Road in the sought-after area of West Cross, this well-presented semi-detached home offers a comfortable and inviting living space just a short distance from the bustling village of Mumbles. Ideally located for families, the property is also within close proximity to local schools, while enjoying a generous plot size of approximately 0.07 acres with a floor area of 753 sq. ft.

The accommodation is arranged over two floors. On the ground floor, a welcoming hallway leads into a bright and spacious lounge, a well-proportioned kitchen, and a modern shower room. To the first floor, there are two double bedrooms, a family bathroom, and an additional W/C, providing practical and flexible living.

Externally, the property is approached via a ramp leading down to a composite front door, flanked by paved areas on either side which are enhanced with pot plants and established shrubs. The rear garden is a

Entrance

Via a composite door into the hallway.

Hallway



With stairs to the first floor. Door to the lounge. Door to kitchen. Door to shower room.

Lounge 18'8" x 12'4" (5.71 x 3.78)



You have a double glazed window to the front and a double glazed window to the rear. Two radiators.

Lounge



Lounge



Kitchen 10'8" x 12'0" (3.27 x 3.66)



You have a double glazed window to the side. Double glazed window to the rear. You have a selection of under cabinets and overhead cabinets with space for a cooker. Electric hob. Sink with drainer. Space for washing machine. Space for a fridge freezer. Radiator.

Kitchen



Shower Room 7'0" x 9'1" (2.15 x 2.78)

With a double glazed frosted window to the side. Wash basin. WC. Walk in shower. Chrome heated towel rail. Tiled floor. Part tiled walls.

First Floor

Landing



With a door to the W/C. Door to the bathroom. Doors to bedrooms. Door to airing cupboard.

Bedroom One 13'10" x 9'7" (4.23 x 2.93)



With two double glazed windows to the front. Radiator. Door to built in wardrobe.

Bedroom Two 8'11" x 13'10" (2.72 x 4.23)

With a double glazed window to the rear. Radiator. Door to built in wardrobe.

Bathroom 5'10" x 5'11" (1.78 x 1.82)



With a frosted double glazed window to the side. Well appointed suite comprising; bath with a shower overhead. Wash hand basin. Tiled floor. Part tiled walls. Radiator.

W/C 2'11" x 8'9" (0.91 x 2.69)



With a frosted double glazed window to the front. W/C. Radiator.

External

Another Aspect



Another Aspect



Aerial Aspect



Aerial Aspect

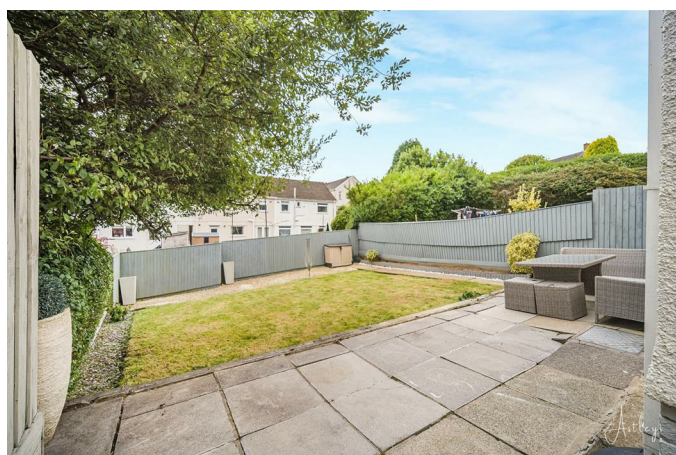


Front



Via a ramp down to a composite door. You have paved areas on both sides of the ramp with a selection of some pot plants and some shrubs.

Rear



You have a paved area to the back with a set of garden furniture. Lawned area with a graveled section and fencing to the side and rear and hedging to one side with a selection of shrubs.

Rear



Services

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

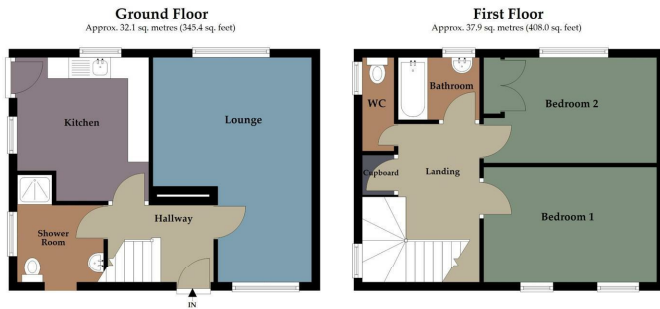
Council Tax Band

Council Tax Band - D

Tenure

Freehold.

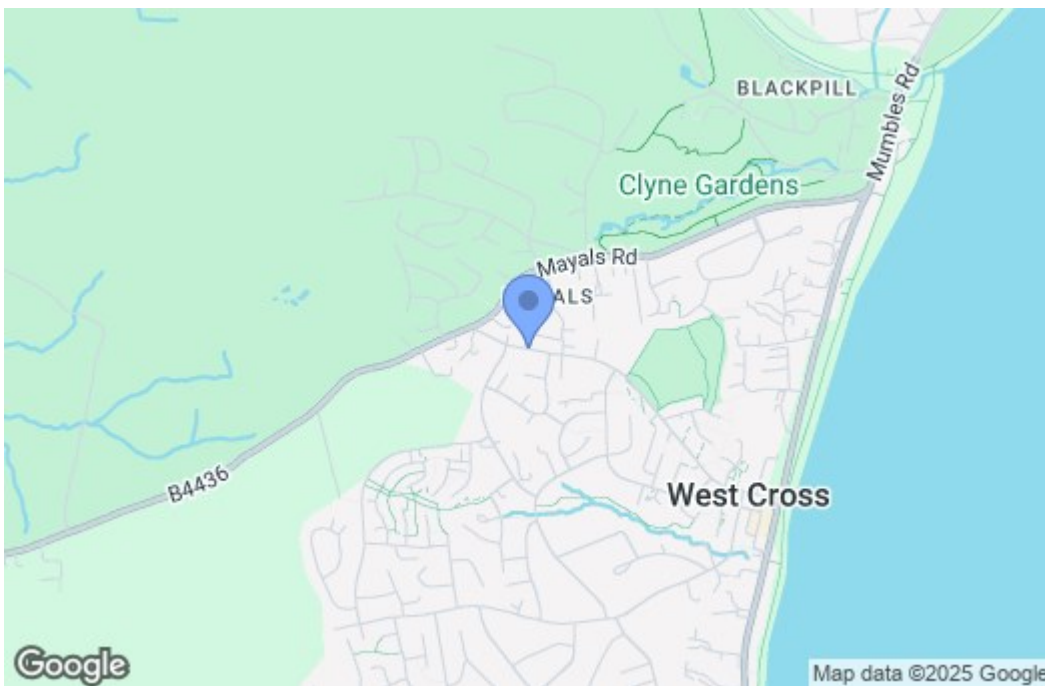
Floor Plan



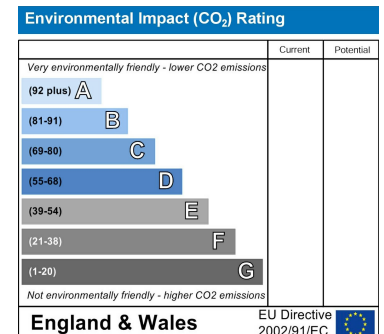
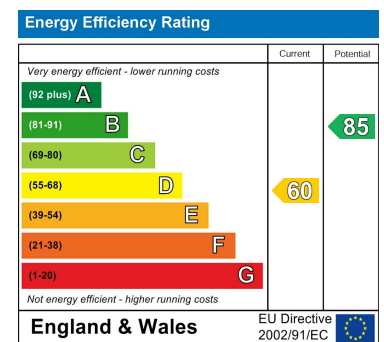
Total area: approx. 70.0 sq. metres (753.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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