

2 Riversdale Road,  
West Cross, Swansea,  
SA3 5PU

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# 2 Riversdale Road, West Cross, Swansea, SA3 5PU

£350,000



Set within the well regarded coastal suburb of West Cross, this three bedroom semi detached home enjoys a setting defined by sea air, open green space and a strong sense of community. The promenade at Swansea Bay is close by, ideal for daily walks, while local cafés, shops and schools are all within easy reach. Swansea city centre is readily accessible, and the renowned coastline of the Gower Peninsula lies just beyond.

Occupying a plot of around 0.15 acres, the house offers well balanced accommodation extending to approximately 1031 square feet. The ground floor opens from a central hallway into a comfortable lounge, a well arranged kitchen and a separate study, providing flexibility for modern living.

To the first floor are three bedrooms and a family bathroom. Bedrooms two and three enjoy gentle sea glimpses to the rear, adding a subtle coastal aspect.

The outside space is a particular feature, with lawned gardens to the front and side complemented by a variety of established planting. A patio seating area provides space for outdoor dining, while a detached greenhouse will suit keen gardeners. Driveway parking accommodates several vehicles. To the rear, an enclosed garden with lawn and patio offers a private and sheltered setting.

A well positioned home that brings together practical living space with the ease of a coastal lifestyle.



### Entrance

Via a double glazed PVC door into the hallway.

### Hallway

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

### Study

6'8" x 6'11"

Double glazed bay window to the front. Radiator.

### Lounge

16'9" x 12'5"

With a set of double glazed windows to the rear. Radiator. Feature fireplace housing a coal fire set on tiled half.

### Kitchen

15'1" x 7'7"

Double glazed window to the rear. Double glazed window to the side. Frosted double glazed PVC door to the side. Running work surface incorporating a one and a half bowl sink and drainer unit. Kitchen is fitted with a range of base and wall units. Space for cooker. Integral fridge. Plumbing for washing machine. Radiator.

### First Floor

#### Landing

Loft access. Door to bathroom. Doors to bedrooms.

#### Bathroom

4'10" x 6'6"

With a frosted double glazed window to the front. Bathroom suite comprising; bathtub. WC. Wash hand basin. Radiator.

#### Bedroom One

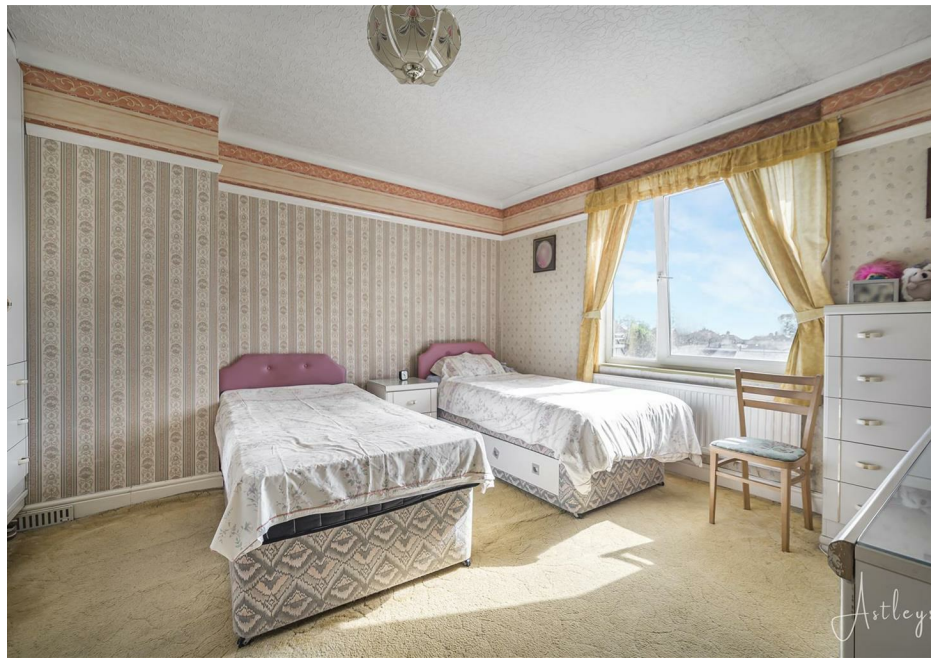
10'7" x 13'5"

Set of double glazed windows to the front. Radiator.

#### Bedroom Two

11'11" x 12'5"

Set of double glazed windows to the rear offering sea glimpses of Mumbles Bay and beyond. Radiator.



### Bedroom Three

12'6" x 7'6"

Double glazed window to the rear offering sea glimpses of Mumbles Bay. Radiator. Doors to built-in wardrobe.

### External

#### Front & Side

Lawned garden and a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers and shrubs. Driveway parking for several vehicles. Detached greenhouse.

#### Rear

Lawned garden and a patio seating area. Garden is bordered by fencing and hedging.

#### Services

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

#### Council Tax Band


Council Tax Band - E

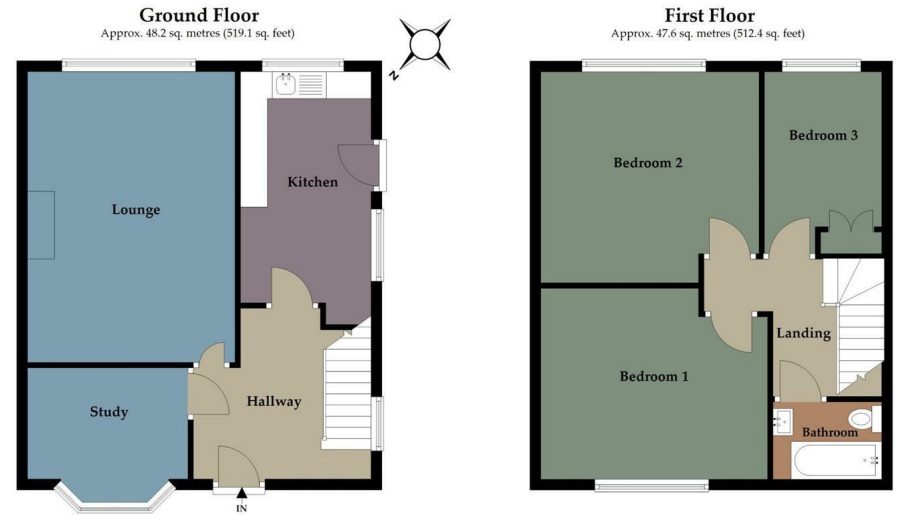
#### Tenure

Freehold.





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



Total area: approx. 95.8 sq. metres (1031.5 sq. feet)

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Plan produced using PlanUp.