



## 2 Orchid Court, West Cross, Swansea, City & County Of Swansea, SA3 5RS

**Asking Price £459,995**

A superb opportunity to purchase this four bedroom detached family home with an integral double garage in a cul-de-sac location, just a short distance from the bustling village of Mumbles and Langland Bay. The property sits on a corner plot of roughly 0.11 acres.

This property is ideally placed for the hustle of Mumbles Village with all the local shops and amenities, as well as being ideally placed for Langland Bay and many of the beautiful beaches of Gower.

The accommodation comprises; hallway, lounge, dining room, kitchen, integral double garage, utility room and cloakroom to the ground floor. To the first floor, you have a bathroom and four bedrooms. Externally to the front you have driveway parking for two vehicles leading to the integral double garage. Lawned garden. Side access. To the rear you have a lawned garden bordered by fencing.

Viewing is highly recommended. NO CHAIN. EER-D64

### Entrance

Via a glazed hardwood door into the hallway. Frosted double glazed side panels.

### Hallway

With stairs to the first floor. Door to the kitchen. Set of doors to lounge.

### Lounge 16'3" x 11'2" (4.957 x 3.412)



With a double glazed bay window to the front. Set of doors to the dining room. Gas fire set on marble hearth. Two radiators.

### Lounge



### Dining Room 10'4" x 11'4" (3.166 x 3.458)



With a door to the kitchen. Double glazed French patio doors to the rear garden. Radiator.

### Kitchen 13'11" x 15'9" (4.258 x 4.815)



With two double glazed windows to the rear. Door to storage cupboard. Door to the pantry. Door to the integral double garage. Door to the utility room. Well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Integral dishwasher. Integral oven & grill. Four ring hob with extractor hood over. Space for fridge/freezer. Spotlights. Tiled floor. Two radiators.



## Kitchen



## Kitchen



## Integral Double Garage 16'7" x 17'11" (5.059 x 5.483)

With two 'up & over' doors to the front. Power & light.

## Utility Room 4'10" x 6'5" (1.478 x 1.958)

With a frosted double glazed window to the side. Double glazed door to the rear. Running work surface with sink and drainer. Space for washing machine. Radiator. Tiled floor.

## Cloakroom 4'11" x 3'5" (1.506 x 1.044 )

With a frosted double glazed window to the side. Low-level w/c. Wash hand basin. Tiled floor.

## First Floor

## Landing

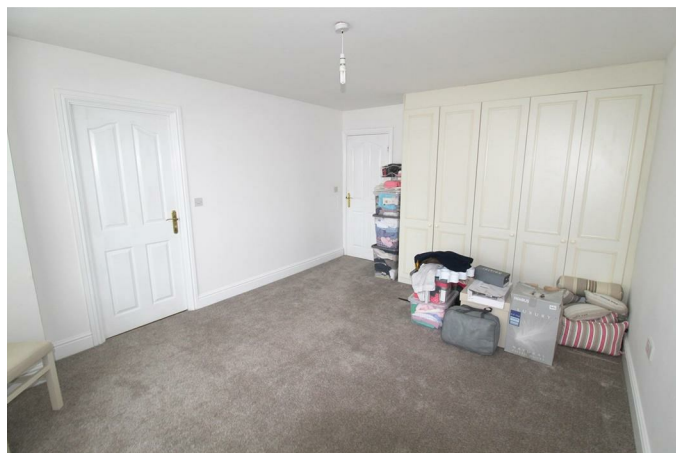
With a door to airing cupboard. Door to bathroom. Doors to bedrooms. Loft access. Radiator.

## Bathroom 7'4" x 7'1" (2.249 x 2.174)



With a frosted double glazed window to the rear. Suite comprising; bathtub. Low-level w/c. Wash hand basin. Radiator. Extractor fan.

## Bedroom One 15'5" x 12'1" (4.703 x 3.686)



With a double glazed window to the front. Radiator. Doors to built-in wardrobes. Door to en-suite.

### Bedroom One



### En Suite 9'7" x 6'1" (2.935 x 1.879)



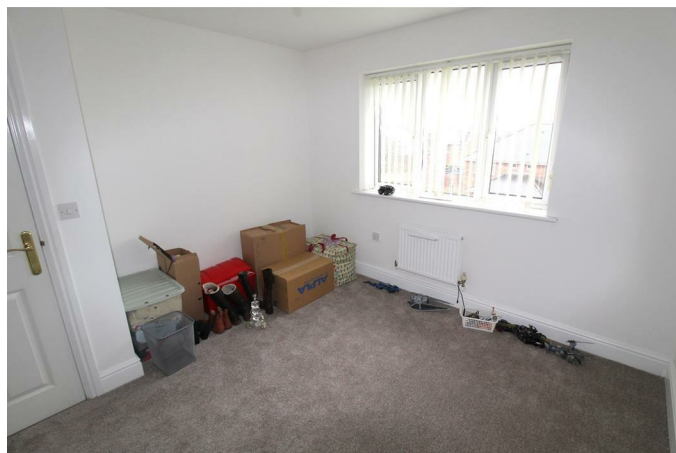
With a frosted double glazed porthole window to the front. Suite comprising; corner shower cubicle. Low-level w/c. Wash hand basin. Radiator. Extractor fan.

### Bedroom Two 14'9" x 8'10" (4.508 x 2.700)



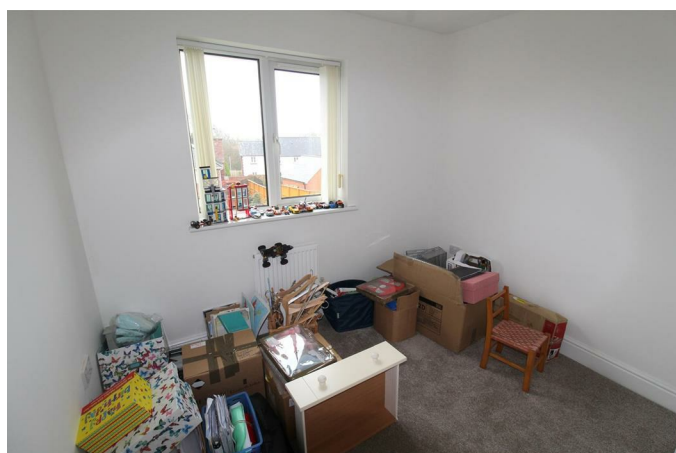
With a double glazed window to the front. Radiator.

### Bedroom Three 11'4" x 11'1" (3.476 x 3.380)



With a double glazed window to the rear. Radiator.

### Bedroom Four 9'6" x 9'2" (2.908 x 2.804)



With a double glazed window to the rear. Radiator.

### External

#### Front

You have driveway parking for two vehicles leading to the integral double garage. Lawned garden. Side access.

#### Rear

You have a lawned garden bordered by fencing.

**Rear Garden**

Freehold.



**Rear Garden**



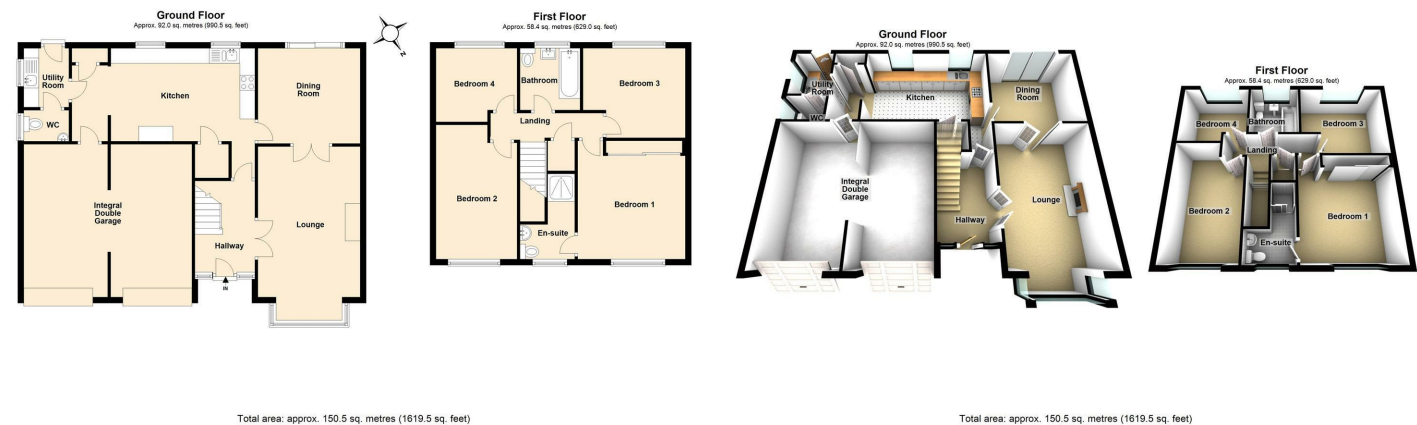
**Rear Garden**



**Tenure**



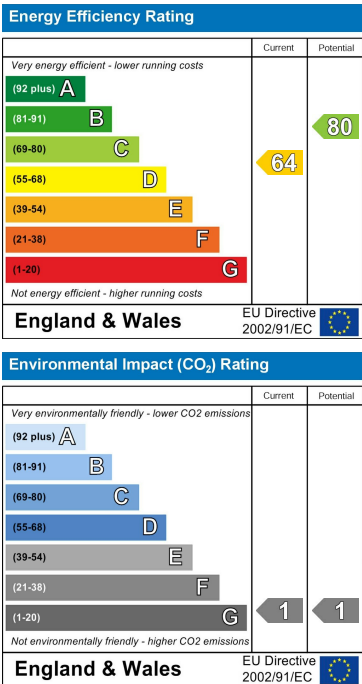
Floor Plan



Area Map



Energy Efficiency Graph



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