

8 Rushwind Close, West Cross, Swansea, City & County Of Swansea, SA3 5RF

£340,000

A superb opportunity to purchase a four bedroom semi detached family home offering partial sea views of Swansea Bay to the front, just a short distance from Mumbles and Langland Bay.

The accommodation comprises; hallway, lounge, kitchen, dining room, shower room and utility to the ground floor. To the first floor you have a bathroom and four bedrooms (master with walk in wardrobe). Externally to the front you have private driveway parking for two to three vehicles leading to the detached garage. Side access. Lawned garden home to a variety of flowers & shrubs. Patio seating area. To the rear you have a lawned garden. Raised decked seating area. Patio area. Side access.

We feel 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 Lang land Bay and many of the beautiful beaches of Gower. The property is close to the local primary school. Viewing is highly recommended. EER-D55

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway



With stairs to first floor. Door to under stairs storage. Door to kitchen. Door to lounge. Door to dining room. Door to rear hall. Two radiators.

Kitchen 16'0" x 8'4" (4.88 x 2.53)



With a double glazed window to the front. Double glazed window to the side. A beautifully appointed kitchen fitted with a range of base and wall units, running work surface incorporating a ceramic sink with mixer tap over. Integral dishwasher. Space for range cooker. Space for American style fridge/freezer. Extractor hood. Wall mounted radiator. Tiled floor.

Lounge 16'8" x 12'8" (5.07 x 3.86)



With a double glazed window to the front. Feature Global gas fire set in fireplace. Radiator.

Dining Room 14'2" x 12'0" (4.33 x 3.67)



With a set of double glazed French patio doors to the rear garden. Radiator.

Rear passage

With a frosted double glazed PVC door to the rear. Door to shower room. Door to utility. Tiled floor.

Shower Room 4'9" x 5'3" (1.46 x 1.61)

Well appointed suite comprising; corner shower cubicle. Wash hand basin. Low level w/c. Chrome heated towel rail. Tiled floor. Extractor fan.

Utility Area 4'9" x 3'7" (1.46 x 1.10)

With a frosted double glazed window to the rear. Space for tumble dryer. Plumbing for washing machine.

First Floor

Landing

With a double glazed window to the side. Doors to bedrooms and bathroom. Loft access.

Bathroom 6'1" x 10'2" (1.85 x 3.10)



With a frosted double glazed window to the side. Well appointed suite comprising; bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Radiator. Tiled walls.

Bedroom 1 11'7" x 10'10" (3.52 x 3.31)



With a double glazed window to the front offering partial sea views of Swansea Bay. Radiator. Doors to walk in wardrobe.

Bedroom 2 11'7" x 11'11" (3.52 x 3.62)



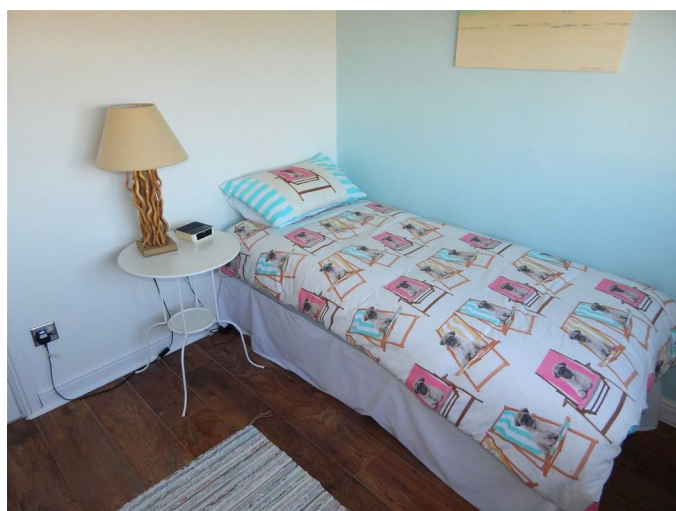
With a double glazed window to the rear. Radiator.

Bedroom 3 9'2" x 11'0" (2.79 x 3.36)



With a double glazed window to the front. Radiator.

Bedroom 4 8'0" x 8'11" (2.44 x 2.73)



With a double glazed window to the rear. Radiator.

External



To the front you have private driveway parking for two to three vehicles leading to the detached garage. Side access. Lawned garden home to a variety of flowers &

shrubs. Patio seating area. To the rear you have a lawned garden. Raised decked seating area. Patio area. Side access.

View



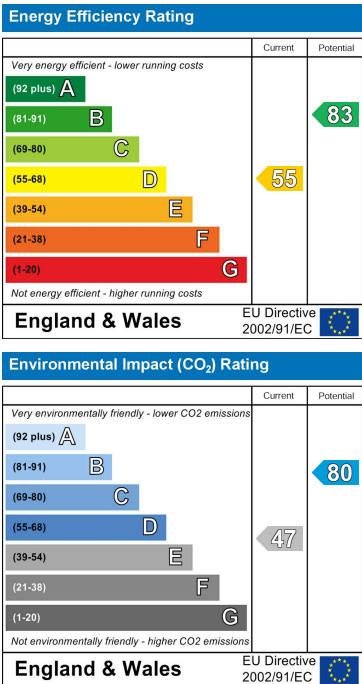
Floor Plan



Area Map



Energy Efficiency Graph



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