

25 Baywood Avenue,  
West Cross, Swansea,  
SA3 5LJ

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# 25 Baywood Avenue, West Cross, Swansea, SA3 5LJ

£175,000



Set between the sweep of Swansea Bay and the green contours of the Gower, this coastal neighbourhood offers a lifestyle shaped by sea air, open horizons and an easy sense of community. From here, mornings can begin with a walk along the promenade or coffee in nearby Mumbles village, while weekends invite exploration of the celebrated beaches and headlands of the Gower Peninsula. Well regarded schools, local shops and convenient access into Swansea city centre create a setting that balances practicality with the quiet pleasures of coastal living.

The property itself presents an opportunity of genuine promise. Extending to approximately 958 square feet and set within a plot of about 0.03 acres, the house requires updating throughout yet offers clear scope for thoughtful enhancement and personalisation. The ground floor unfolds from a welcoming hallway into a lounge and a kitchen breakfast room, accompanied by a utility area and cloakroom. Above, three bedrooms are arranged alongside the family bathroom, providing a traditional layout well suited to modern family life once improved.

Outside, the garden has been designed for ease of maintenance, with a patio seating area that invites outdoor dining and relaxed summer afternoons. A gravelled garden beyond hosts a variety of established flowers, trees and shrubs, creating texture and seasonal interest without demanding extensive upkeep.

For buyers seeking a home to shape to their own taste within one of Swansea's most desirable coastal communities, this is a compelling prospect with lasting potential, moments from the character and amenities of Mumbles and the natural beauty that defines this part of South Wales.



### Entrance

Via a frosted double-glazed PVC door into the hallway.

### Hallway

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

### Lounge

11'1" x 15'7"

You have a double-glazed sliding door leading out to the garden area. Feature fireplace.

### Kitchen/Breakfast Room

17'1" x 9'5"

You have a door to the inner hallway. Set of double-glazed windows to the side. Double-glazed windows to the front. Tiled floor. Radiator. Breakfast bar. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring Neff gas hob with extractor hood over. Integral Neff oven and grill.

### Inner Hall

You have a frosted double-glazed PVC door to the garden. Door to the cloakroom. Door to the utility room. Tiled floor.

### Utility Room

8'9" x 5'8"

With a frosted double-glazed window to the front. Running work surface. Range of base and wall units. Plumbing for washing machine. Space for tumble dryer.

### W/C

4'4" x 3'9"

With a frosted double-glazed window to the front. WC. Wash and basin.

### First Floor

#### Landing

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



### Bathroom

7'0" x 5'9"

With a frosted double-glazed window to the front. Suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled walls. Spotlights.

### Bedroom One

8'8" x 15'8"

With a double-glazed window to the side. Radiator. Doors to built-in wardrobes.

### Bedroom Two

9'5" x 9'10"

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

### Bedroom Three

9'4" x 6'0"

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

### External

You have a patio seating area with room for tables and chairs and a low-maintenance graveled garden home to a variety of flowers, trees, and shrubs.

### Services

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

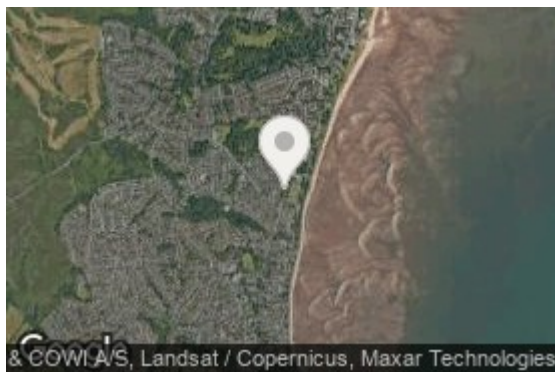
### Council Tax Band


Council Tax Band - D

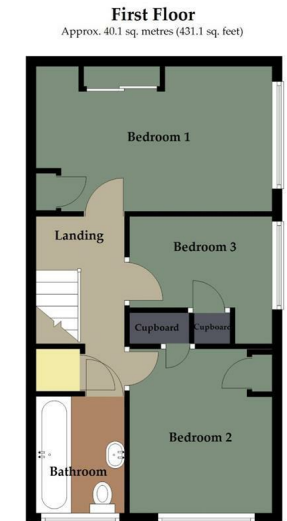
### Tenure

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. 89.1 sq. metres (958.9 sq. feet)

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Plan produced using PlanUp.