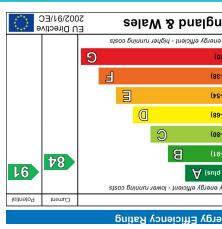
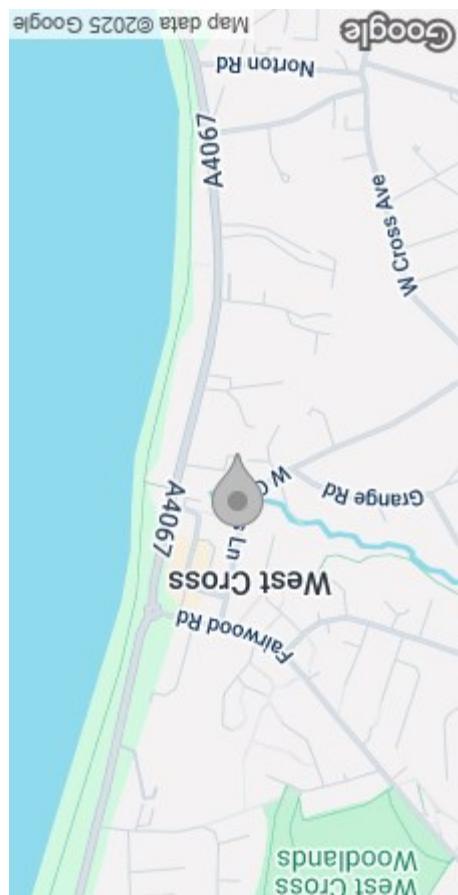




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

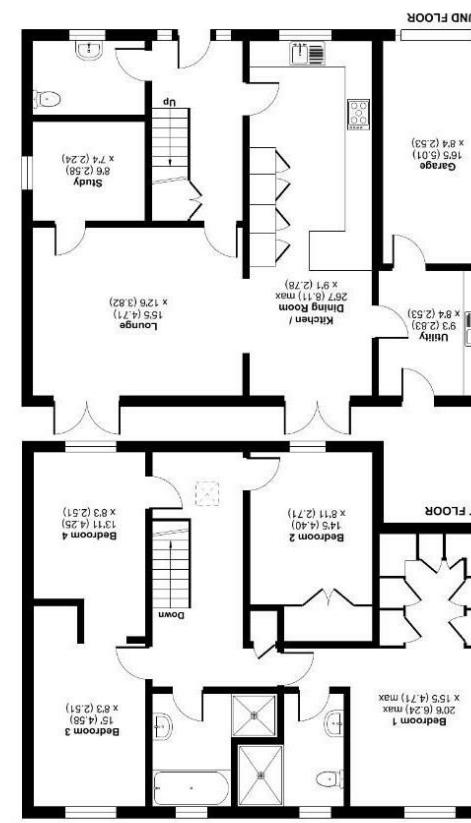


AREA MAP

Amy Dillwyn Close, West Cross, Swansea, SA3

Approximate Area = 1597 sq ft / 146.3 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1730 sq ft / 160.6 sq m

Produced by Dawson's Property Ref: 123563
Prepared in accordance with RICS Property Measurement and Eddition



FLOOR PLAN



DAWSONS

3 Amy Dillwyn Close
West Cross, Swansea, SA3 5DA
Offers Over £525,000



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ALL THINGS PROPERTY

GENERAL INFORMATION

Just a short stroll from the seafront and the vibrant heart of Mumbles, this beautifully presented four-bedroom detached home offers contemporary, light-filled living in an exclusive and sought-after development. Built in 2016 and situated within a quiet cul-de-sac, the property enjoys an enviable coastal location with modern, spacious accommodation arranged over two floors.

On the ground floor, a sleek and stylish kitchen-diner runs from the front to the rear of the house, filled with natural light and opening through French doors onto a generously sized south-facing garden—ideal for alfresco dining and relaxed outdoor living. The adjoining Lounge also enjoys a sunny, south-facing aspect with its own set of French doors leading to the garden, further enhancing the home's indoor-outdoor flow. A separate study provides a peaceful space for home working, while a practical utility room, downstairs cloakroom, and integral garage add to the everyday convenience.

Upstairs, the principal bedroom boasts fitted wardrobes, a contemporary en suite shower room, and lovely sea views. Two of the additional double bedrooms have been combined by the current owner to create a spacious suite with a dressing area, although this could easily be reinstated as two separate rooms if preferred. A modern family bathroom with both a double shower cubicle and separate bath serves the remaining bedrooms.

Externally, the rear garden is enclosed by an attractive brick wall, creating a private and sunny haven, while the front of the property provides driveway parking for two cars—as well as an additional parking space separate to the property. This property offers a prime coastal setting, with the promenade and all the amenities of Mumbles village within easy walking distance. Amy Dillwyn Close represents a rare opportunity to enjoy stylish, modern living by the sea, and early viewing is highly recommended.



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FULL DESCRIPTION

Entrance Hall

WC

Kitchen / Dining Room

26'7 max x 9'1 (8.10m max x 2.77m)



DAWSONS

Utility Room

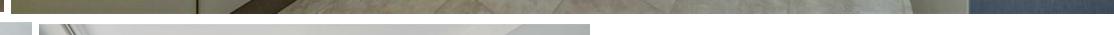
9'3 x 8'4 (2.82m x 2.54m)

Lounge

15'5 x 12'6 (4.70m x 3.81m)

Study

8'6 x 7'4 (2.59m x 2.24m)



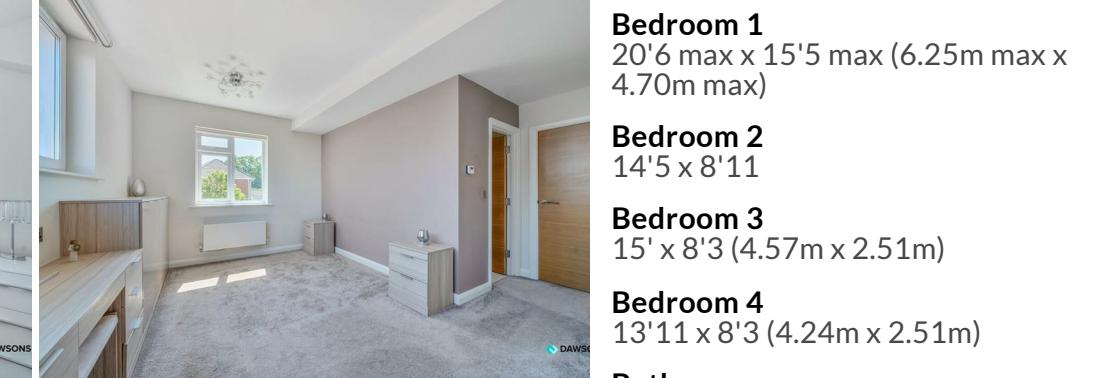
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Stairs To First Floor

Landing



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Bedroom 1
20'6 max x 15'5 max (6.25m max x 4.70m max)

Bedroom 2
14'5 x 8'11

Bedroom 3
15' x 8'3 (4.57m x 2.51m)

Bedroom 4
13'11 x 8'3 (4.24m x 2.51m)

Bathroom

Shower Room

Parking

Parking is available at this property via the driveway and integral garage. One additional allocated parking space separate to the property.

Garage
16'5 x 8'4 (5.00m x 2.54m)

Tenure

Freehold

There is a £382.00 annual fee (2025/2026) for maintenance on communal areas. Managed by Rowland Jones.

Council Tax Band
G

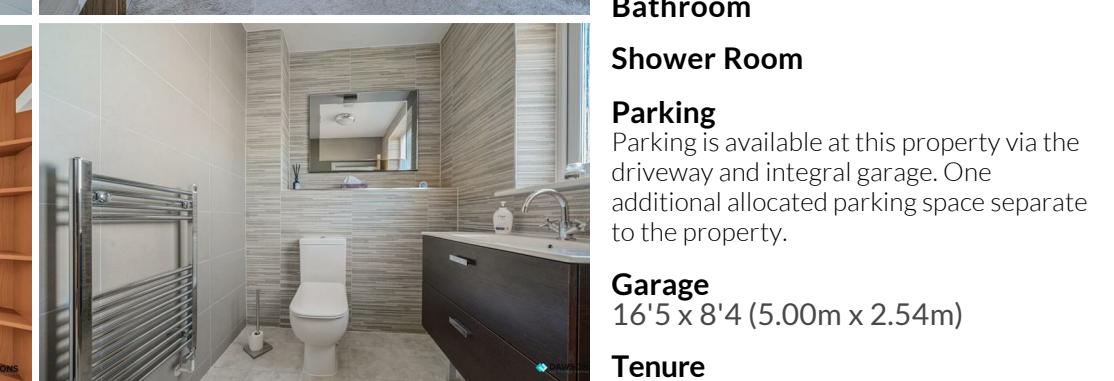
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Services

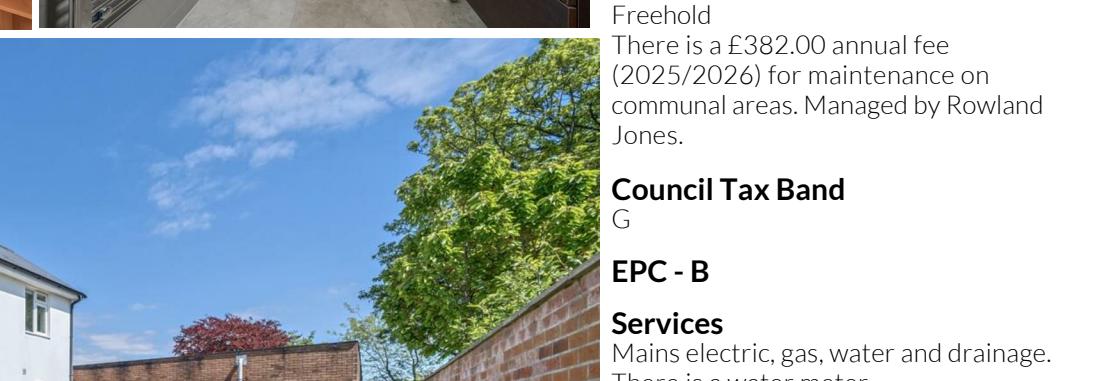
Mains electric, gas, water and drainage. There is a water meter.

The current owners does not have broadband connected. Please refer to Ofcom checker for further information and coverage.

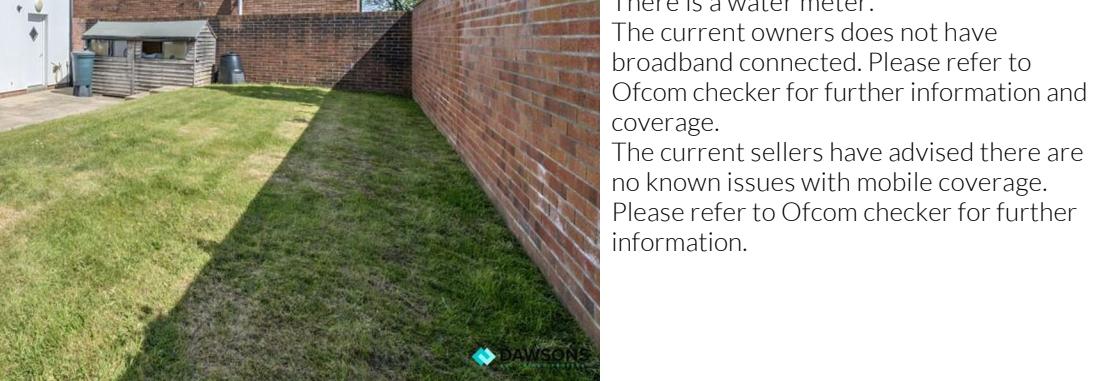
The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.



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