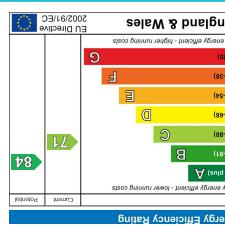


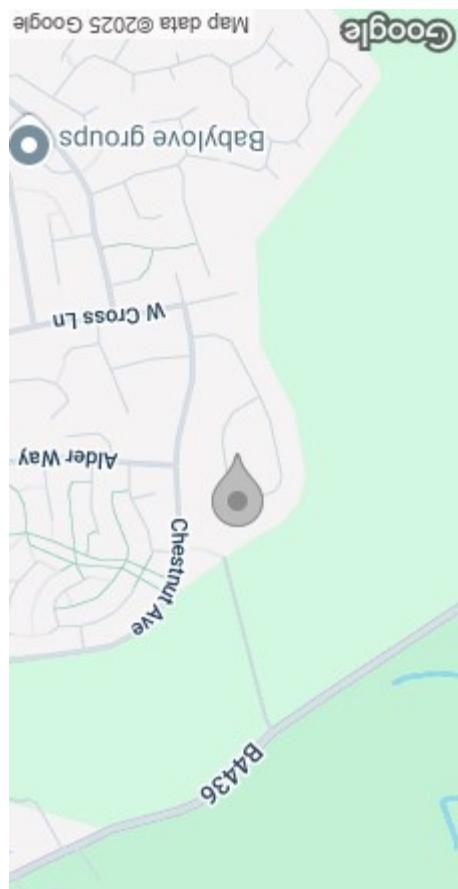


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Produced for Dawson's Property Ref: 126578
Floor plan produced in accordance with RICS Property Measurement Standard Edition
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EPC



AREA MAP



Eastmoor Park Crescent, Swansea, SA3

FLOOR PLAN



DAWSONS

11 Eastmoor Park Crescent

West Cross, Swansea, SA3 5PB

Offers Over £400,000



DAWSONS
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GENERAL INFORMATION

This stunning link-detached bungalow offers a perfect blend of style, comfort, and practicality. Upon entering, glass double doors lead into a spacious and versatile open-plan lounge, dining, and kitchen area, an airy and light-filled space ideal for modern living. A sliding door seamlessly extends the living space onto a delightful decking area, overlooking a well-maintained lawned garden, perfect for outdoor relaxation.

The contemporary kitchen is complemented by a separate utility room, which provides additional storage and convenient side access to the property. The bungalow boasts three bedrooms, including a master with an en-suite, as well as a beautifully appointed house bathroom.

Externally, the property features a neatly presented front lawn, a private driveway with ample parking, and a garage. Situated on the flat, just a short stroll from the local West Cross shops and bus stop, this home offers both convenience and tranquillity.

West Cross is a highly desirable coastal suburb of Swansea, positioned at the gateway to the breathtaking Gower Peninsula. With its excellent local amenities, scenic coastal walks, and easy access to the vibrant Mumbles Village, this location is perfect for those seeking a balance between peaceful living and accessibility.

A truly exceptional property, one not to be missed!

EPC - C

FULL DESCRIPTION

Entrance Hall



Dining Room

14' max x 12'7 (4.27m max x 3.84m)



Kitchen / Reception Room

22' x 12'11 (6.71m x 3.94m)

Utility Room

10'7 x 9'4 (3.23m x 2.84m)



Bedroom 1

12'2 x 10'2 (3.71m x 3.10m)

Ensuite

Bedroom 2

10'1 x 9'2 (3.07m x 2.79m)

Bedroom 3

9'8 x 9'2 (2.95m x 2.79m)



Bathroom

Tenure

Freehold

Council Tax Band

E

Services

Mains gas, electric, water & drainage. There is broadband available at the property, however, the current owners do not have it connected. Please refer to the Ofcom checker for further coverage information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Disclaimer

Please note that the vendor is an employee of Dawsons.

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Virtual Property Staging