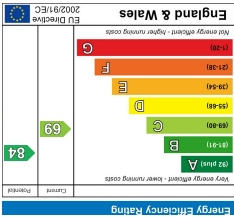
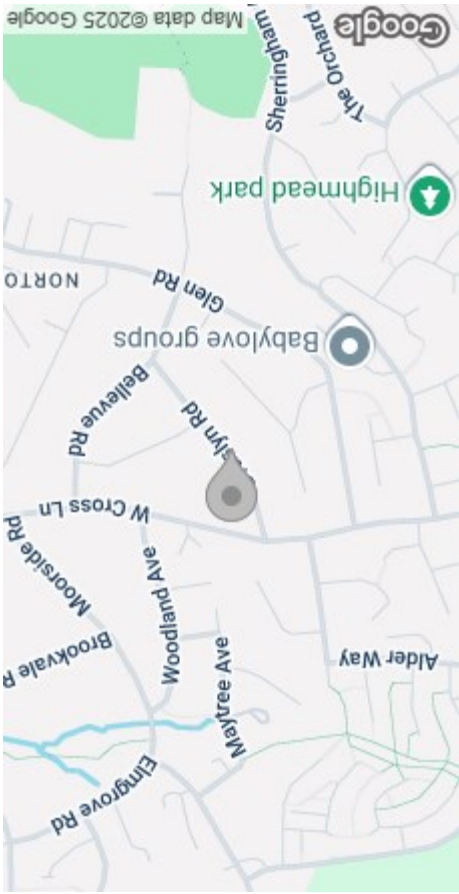


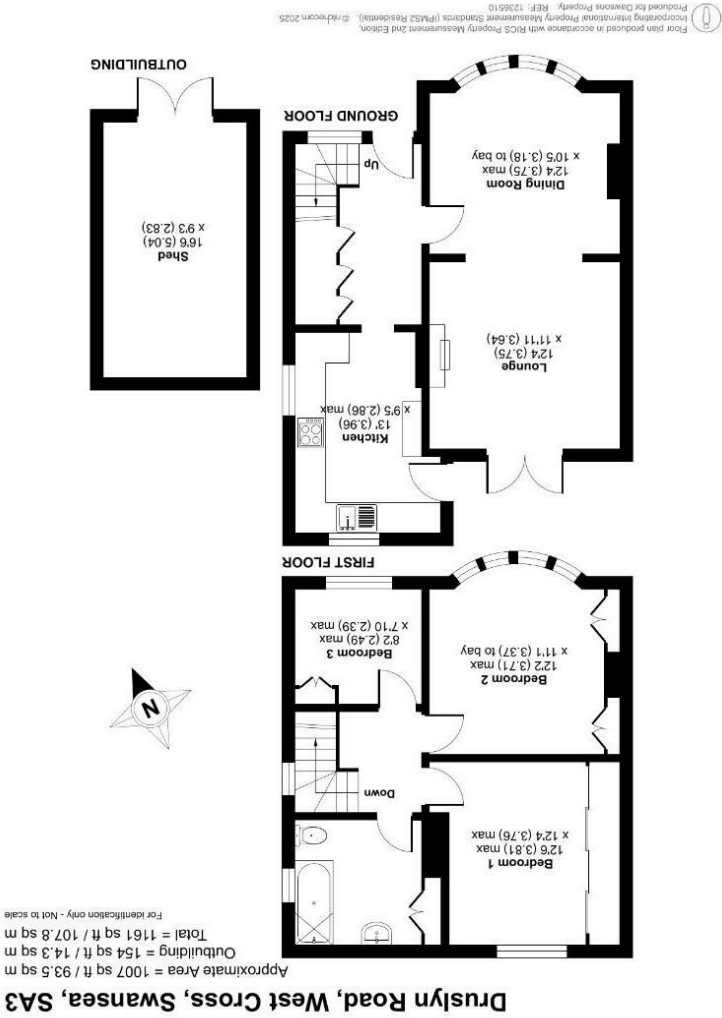
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



### FLOOR PLAN



35 Druslyn Road  
West Cross, Swansea, SA3 5QE  
Asking Price £330,000

3 1 2 C



GENERAL INFORMATION

Nestled in the sought-after area of West Cross, this delightful semi-detached family home offers an enviable location close to the bustling village of Mumbles with its array of charming shops, vibrant bars, and diverse restaurants, as well as the scenic sea-front promenade and local beaches, this property perfectly combines convenience with coastal living. The accommodation welcomes you through an inviting entrance hallway, complete with understairs storage for practicality. The open-plan dining area and lounge feature elegant wood-effect flooring and a bright, airy ambiance, thanks to the double-glazed bay window at the front and French doors opening onto the rear decking area. A stunning gas wood burner-effect stove with a brick surround and tiled hearth serves as a focal point for the space, adding warmth and character. The fitted kitchen is a functional and stylish space, benefiting from ample natural light through windows to the side and rear, as well as a Velux window. A door conveniently leads out to the decked seating area, making this an ideal layout for indoor-outdoor entertaining. Upstairs, the first-floor landing features a side window and access to the loft, along with three well-appointed bedrooms: two spacious doubles and a cozy single. The family bathroom completes this level, offering a serene space to relax and unwind. Externally, the property boasts a neat frontage and pathway leading to the front door. The side driveway provides off-road parking and leads to the garage, with side access to the rear garden. The raised decked seating area is perfect for al fresco dining, with steps leading down to an enclosed garden laid to lawn, bordered by mature shrubbery for privacy and charm. This home offers a wonderful opportunity to embrace the Mumbles lifestyle while enjoying the comfort of a thoughtfully designed family home.

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FULL DESCRIPTION

Entrance Hall

Dining Room  
12'4 max x 10'5 to bay (3.76m max x 3.18m to bay)

Lounge  
12'4 x 11'11 (3.76m x 3.63m)

Kitchen  
13' x 9'5 max (3.96m x 2.87m max)

Stairs To First Floor

Landing

Bedroom 1  
12'6 max x 12'4 max (3.81m max x 3.76m max)



Bedroom 2  
12'2 max x 11'1 to bay (3.71m max x 3.38m to bay)

Bedroom 3  
8'2 max x 7'10 max (2.49m max x 2.39m max)

Bathroom

Tenure  
Freehold

Council Tax Band  
E

Services  
Mains drainage, water, electric & gas. There is a water meter. Broadband supplier is currently with BT. Please refer to Ofcom checker for further coverage information. The current sellers have advised there is intermittent mobile coverage. Please refer to Ofcom checker for further information.

