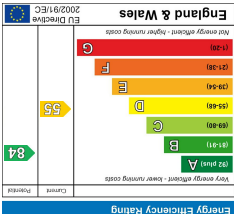
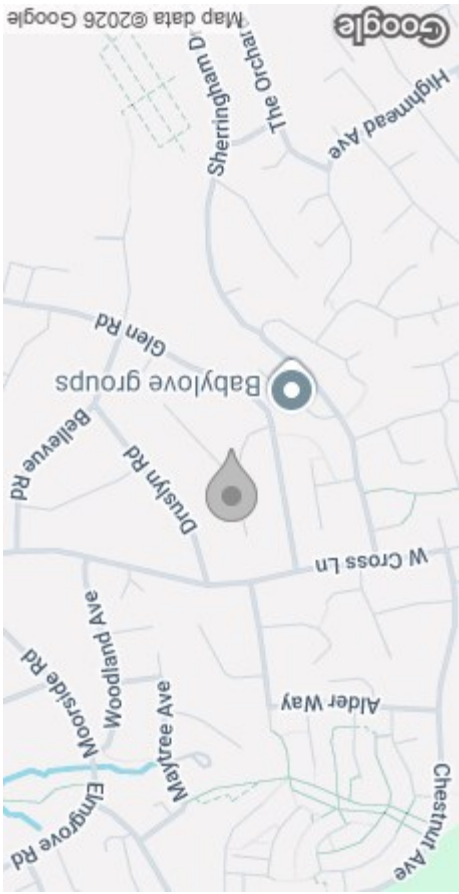


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



52 Lundy Drive  
West Cross, Swansea, SA3 5QL  
Offers Over £250,000





GENERAL INFORMATION

An opportunity to purchase a three bedroomed semi detached home with sea views towards Swansea Bay & Mumbles Pier from the rear elevated position, located in the popular area of West Cross. Situated within one mile of the bustling seaside village of Mumbles and within easy access of all local amenities, beaches and schools the area has to offer. The property briefly comprises: entrance hall, wc, dining room, kitchen and lounge to the lower ground floor. To the first floor are two bedrooms and a bathroom. Externally to the front is a lawned garden with driveway & garage. To the rear is a lawned garden with decked seating area. Viewing is recommended to appreciate the location and accommodation on offer. EPC - D

FULL DESCRIPTION

- Entrance**  
Enter via double glazed front door into:

**Hallway**  
Stairs to first floor and stairs to lower floor. Rooms off:

**WC**  
Double glazed privacy window to side. Fitted with a two piece suite comprising wc and wash hand basin. Radiator. Tiled walls.

**Study/Bedroom 3**  
11' x 7'7 (3.35m x 2.31m)  
Double glazed window to front. Radiator.

**Stairs To Lower Floor**

**Dining Room**  
9'6 x 7'8 (2.90m x 2.34m)  
Double glazed window to side. Under stairs storage cupboard with shelving. Radiator. Rooms off:

**Kitchen**  
9'7 x 9' (2.92m x 2.74m)  
Double glazed window to rear with partial sea view. Fitted with a range of wall and base units with worktop over. Stainless steel sink with mixer tap over. Space for cooker and fridge/freezer. Space and plumbing for washing machine and dishwasher. Partially tiled walls. Double glazed door to side.



- Lounge**  
17' x 11' (5.18m x 3.35m)  
Double glazed window to rear with sea view over Swansea Bay and towards Mumbles pier. Radiator. Wall mounted gas fire with back boiler.

**Stairs To First Floor**

**Landing**  
Access to loft space. Built in cupboard. Rooms off:

**Bedroom One**  
14'8 x 11'5 (4.47m x 3.48m)  
Double glazed window to rear with sea views over Swansea Bay and towards Mumbles pier. Radiator. Built in cupboard with shelving and housing hot water tank. Further built in cupboard.

**Bedroom Two**  
11'3 x 9'6 (3.43m x 2.90m)  
Double glazed window to the rear with sea views over Swansea Bay and Mumbles pier. Radiator.

**Bathroom**  
Double glazed privacy window to side. Fitted with a three piece suite comprising w c, wash hand basin and restricted mobility shower cubicle with electric shower. Tiled walls. Radiator.

**Externally**  
To the front is a drive leading to the garage alongside a lawn garden with side access. To the rear is a decked area leading to lawn with views over Swansea Bay and towards Mumbles pier. There is also a storage shed to the rear.

**Garage**  
17'5 x 8'6 (5.31m x 2.59m)

**Tenure**  
LEASEHOLD -Lease 10/12/1964- 25/03/2164, Lease Term 200 Years , Lease Term Remaining 139 years. Ground rent is £18 in total, with £9 being paid twice a year in March and September.

**Council Tax Band**  
E

**Additional Information**  
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

**Services**  
Mains gas, electric, drainage and water (metered) Broadband currently via Bt. Please refer to Ofcom checker for further information.  
The mobile phone signal is currently provided by Vodafone. Please refer to Ofcom checker for further information.

