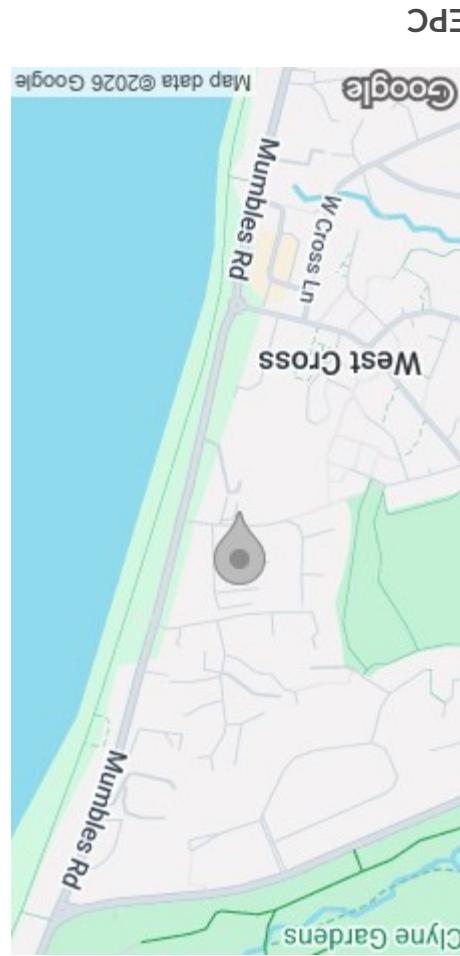
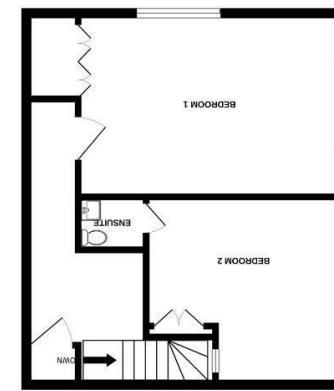


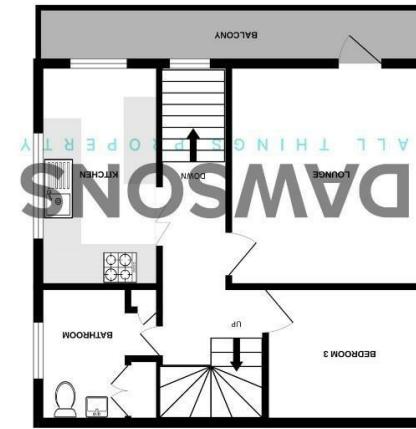
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy, No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



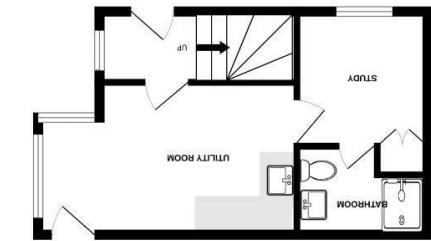
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



1 Lilliput Lane  
West Cross, Swansea, SA3 5AQ  
Asking Price £310,000



## GENERAL INFORMATION

This three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property they can truly make their own. Arranged over three floors, the accommodation is both versatile and well-proportioned, with the added benefit of beautiful sea views and off-road parking for one car.

The ground floor comprises a practical utility room, a study ideal for home working, and a family bathroom. On the first floor, you will find a spacious lounge, a fitted kitchen, an additional bathroom, and a generous bedroom. The lounge provides direct access to a private balcony, the perfect spot to relax and enjoy the stunning sea views.

The top floor hosts two further well-sized bedrooms, complemented by an en-suite WC, offering comfortable accommodation for family living or guests.

Externally, the property benefits from parking for one vehicle. While in need of some modernisation, this home represents the perfect opportunity for a purchaser to add their own style and create a bespoke coastal retreat.



## FULL DESCRIPTION

### Entrance Hall

**Utility Room**  
11'6 x 8'11 (3.51m x 2.72m)

**Study**  
7'10 x 7'8 (2.39m x 2.34m)

### Bathroom

### Stairs To First Floor

### Landing

**Lounge**  
13' x 12' (3.96m x 3.66m)

**Kitchen**  
13' x 7'1 (3.96m x 2.16m)

**Bedroom 3**  
9'10 x 7'11 (3.00m x 2.41m)



### Bathroom

### Stairs To Second Floor

### Landing

**Bedroom 1**  
15'4 x 10'9 (4.67m x 3.28m)

**Bedroom 2**  
11'5 x 11' (3.48m x 3.35m)

### Ensuite

### Parking

Parking is available at this property via the driveway to the front.

**Tenure**  
Freehold

**Council Tax Band**

E

### EPC - D

### Services

Mains gas, electric, water and drainage. There is a water meter. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

