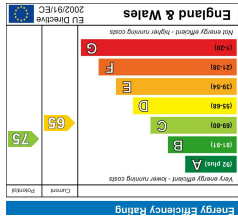
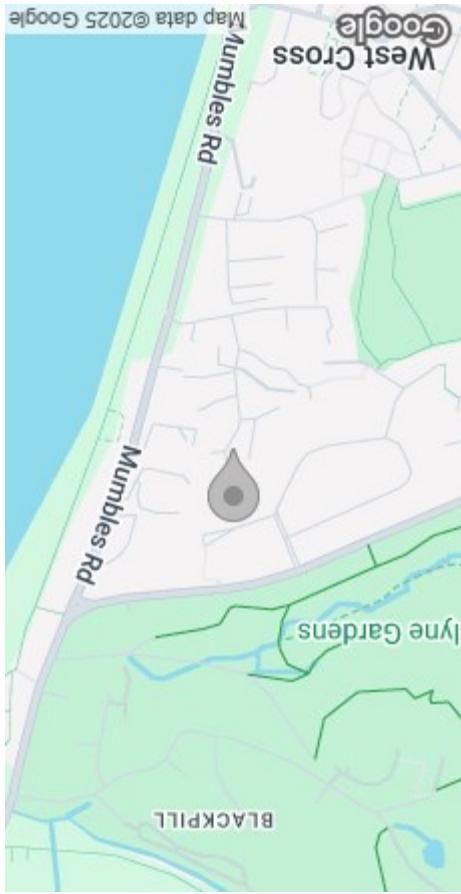




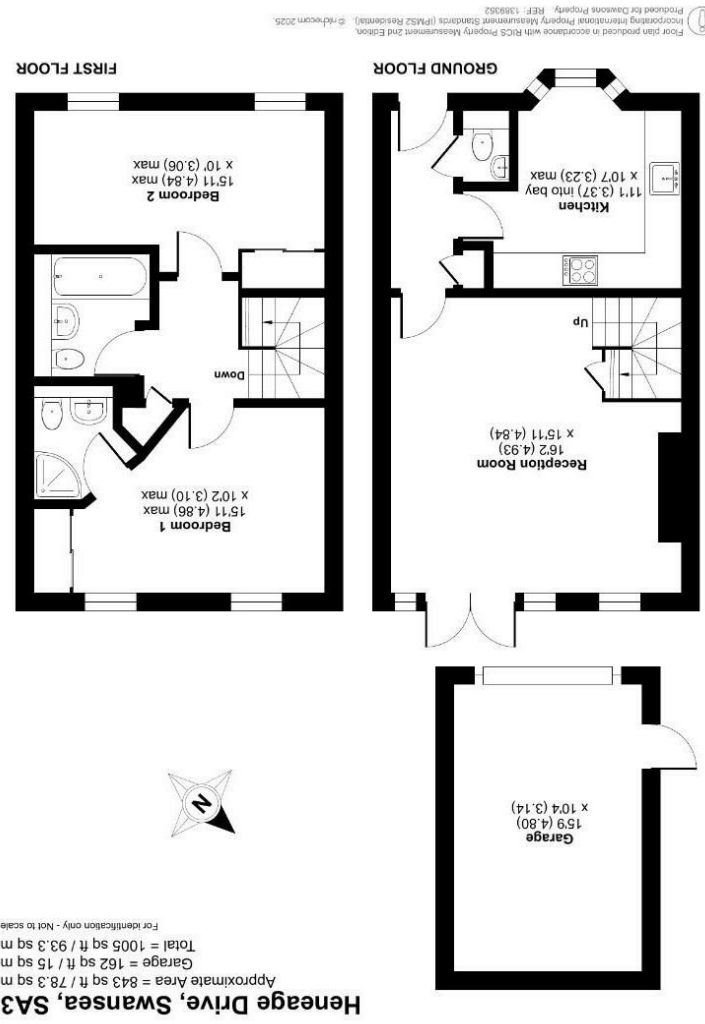
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



24 Heneage Drive
 West Cross, Swansea, SA3 5BR
 Asking Price £300,000



GENERAL INFORMATION

Situated in a quiet cul-de-sac location just a short distance from the popular Mumbles seafront, this well-presented two-bedroom mid-terrace property offers comfortable and convenient living, ideal for first-time buyers or those looking to downsize.

The accommodation briefly comprises an entrance hallway with cloakroom, a spacious lounge/dining room featuring patio doors that open onto the level rear garden, and a fitted kitchen. To the first floor are two generous double bedrooms, one benefiting from an en-suite shower room, along with a modern family bathroom.

Externally, the property enjoys level gardens to both the front and rear, providing easy-to-maintain outdoor space, as well as a single garage located to the rear.

Early internal viewing is highly recommended to fully appreciate the location, layout, and lifestyle on offer.

FULL DESCRIPTION

Entrance Hall

WC

Kitchen

11'1 into bay x 10'7 max (3.38m into bay x 3.23m max)

Reception Room

16'2 x 15'11 (4.93m x 4.85m)

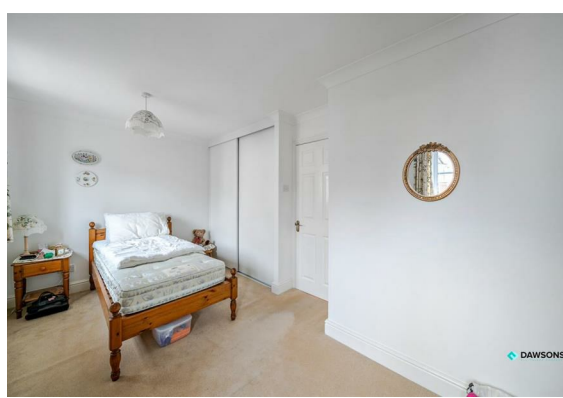
Stairs To First Floor

Landing

Bedroom 1

15'11 max x 10'2 max (4.85m max x 3.10m max)

Ensuite



Bedroom 2

15'11 max x 10' max (4.85m max x 3.05m max)

Bathroom

Parking

Parking is available at this property via a garage to the rear.

Garage

15'9 x 10'4 (4.80m x 3.15m)

Tenure

Freehold

Council Tax Band

E

EPC - D

Services

Mains gas, electric, water (billed) & drainage.

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.

