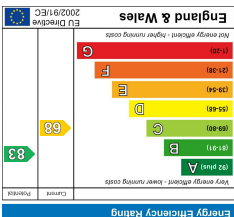
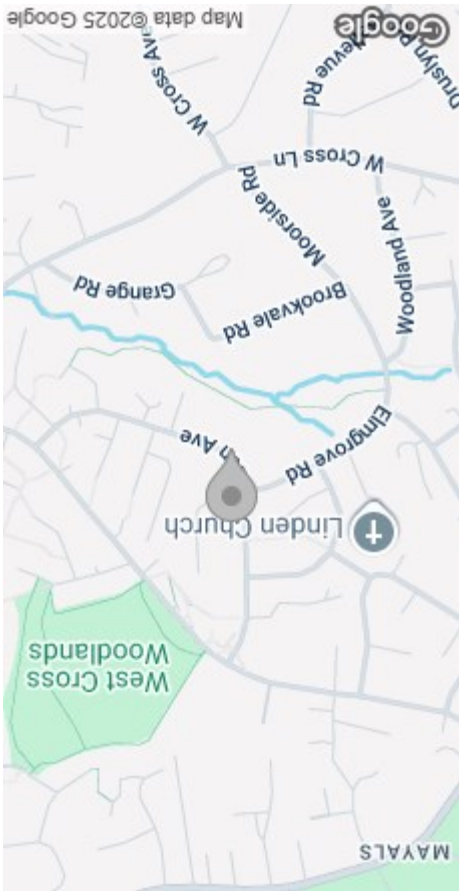


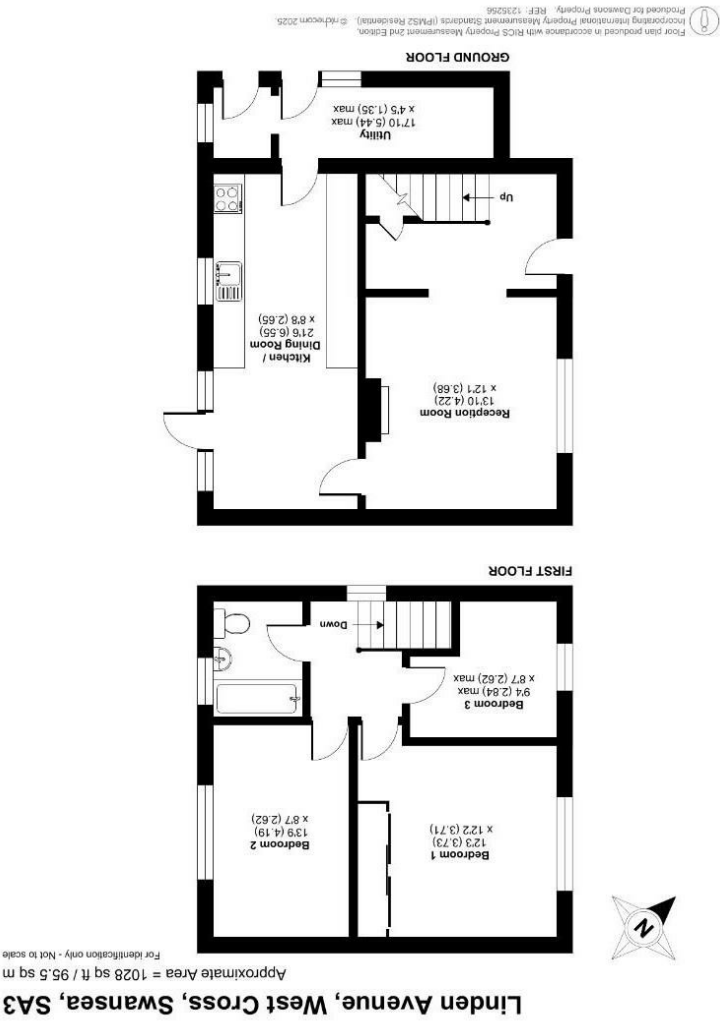
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



19 Linden Avenue
West Cross, Swansea, SA3 5LE
Asking Price £229,995

3 1 2 D

GENERAL INFORMATION

This charming semi-detached home enjoys sea views over Swansea Bay from the front and rear elevated aspect and is ideally situated near the vibrant village of Mumbles, offering easy access to shops, bars, restaurants, the seafront promenade, and local beaches. The well-designed accommodation includes a hallway leading to a bright lounge with French doors opening into the dining area, which flows seamlessly into the kitchen. The dining area also provides access to the enclosed rear garden, while the kitchen connects to a utility room with fitted units and side access. Upstairs, there are three bedrooms and a family bathroom. Externally, the front features a gravelled sit-out area, driveway parking for one car and side access. The rear boasts a level, enclosed garden with a lawn and patio seating area,. The log cabin with electricity provides a perfect retreat for relaxation or entertaining. This delightful property offers a wonderful opportunity to enjoy coastal living in a sought-after location. EPC D

FULL DESCRIPTION

Entrance Hall

Reception Room
13'10 x 12'1 (4.22m x 3.68m)

Kitchen/Dining Room
21'6 x 8'8 (6.55m x 2.64m)

Utility Room
17'10 max x 4'5 max (5.44m max x 1.35m max)

Rear Porch

Stairs To The First Floor

Landing

Bedroom 1
12'3 x 12'2 (3.73m x 3.71m)



Bedroom 2
13'9 x 8'7 (4.19m x 2.62m)

Bedroom 3
9'4 max x 8'7 max (2.84m max x 2.62m max)

Bathroom

Tenure
Freehold

Council Tax Band
C

Services
Mains gas, electric, water & drainage, Current owners broadband supplier is EE Internet. Please refer to Ofcom checker for further information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Additional Information
THIS PROPERTY IS OF NON TRADITIONAL CONSTRUCTION. IT IS A STEEL FRAMED PROPERTY.

