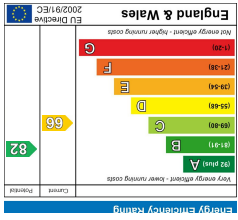


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EPC



AREA MAP



FLOOR PLAN



**31 Bellevue Road**  
 West Cross, Swansea, SA3 5QB  
**Asking Price £385,000**



## GENERAL INFORMATION

An opportunity to purchase an extended traditional semi detached property which has been completely renovated and refurbished to a high standard. The property is situated in a sought after location within walking distance to the popular seaside village of Mumbles and close to all local amenities, restaurants, bars and boutiques and local primary schools. The property offers spacious accommodation comprising of open plan family room/kitchen, separate reception room, downstairs cloakroom, three bedrooms and family bathroom to the first floor. There is a good sized enclosed rear garden, with patio area side access leading to front gardens. Large driveway providing parking for approximately three cars. Internal viewing is highly recommended to appreciate the size and standard of accommodation. EPC D

## FULL DESCRIPTION

### Entrance Hallway

Covered Porchway leading to Upvc double glazed front door leading into Hallway, Upvc window to front, double radiator, coved ceiling, stairs to first floor, door leading to

### Sitting Room

17'1 x 11 (5.21m x 3.35m)

UPVC double glazed bay window to front, modern wall mounted gas fire, double radiator, coved ceiling,

### Cloakroom

Two piece white suite, comprising of wash hand basin, low level ww, upvc window to front and side.



### Open plan family room and Kitchen

26'10 x 23'2 (8.18m x 7.06m)  
Spacious open plan L-shaped family room with Bi fold doors effortlessly connecting to the rear garden, attractive feature fireplace surround with tiled inset and hearth, three double radiators, upvc window to rear, under stairs storage cupboard with lighting, fitted with matching wall and base units incorporating built in appliances, built in double oven and microwave, integrated fridge/freezer, washing machine, stainless steel gas hob with extractor hood with lighting over, tiled splashback, worktop surfaces over, two skylight windows, bi fold doors leading onto rear patio and gardens.

### First Floor

#### Landing

Access to attic, doors leading to bedrooms

#### Bedroom One

14'7 x 10'11 (4.45m x 3.33m)

Upvc window to front with seaviews, radiator, built in wardrobe with shelving and lighting

#### Bedroom Two

11'1 x 8'7 (3.38m x 2.62m)

Upvc double glazed window to front with seaviews, radiator.

#### Bedroom Three

12'0 x 6'9 9(into wardrobe) (3.66m x 2.06m 2.74m(into wardrobe))

Upvc window to rear, radiator, built in double wardrobe with sliding doors.

### Bathroom

Four piece white suite comprising of panelled bath, vanity unit, low level wc and corner shower cubicle with fully tiled walls, two upvc windows to rear, wall mounted heated towel rail.

### Externally

#### Front

Garden laid to lawn with large tarmac driveway providing parking for approximately three cars, side access leading to good sized rear garden.

#### Rear

Good sized rear gardens laid to lawn with mature shrubs and trees, large patio area to enjoy alfresco dining.

### Tenure

Freehold

