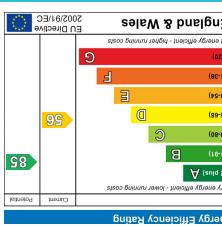




These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person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



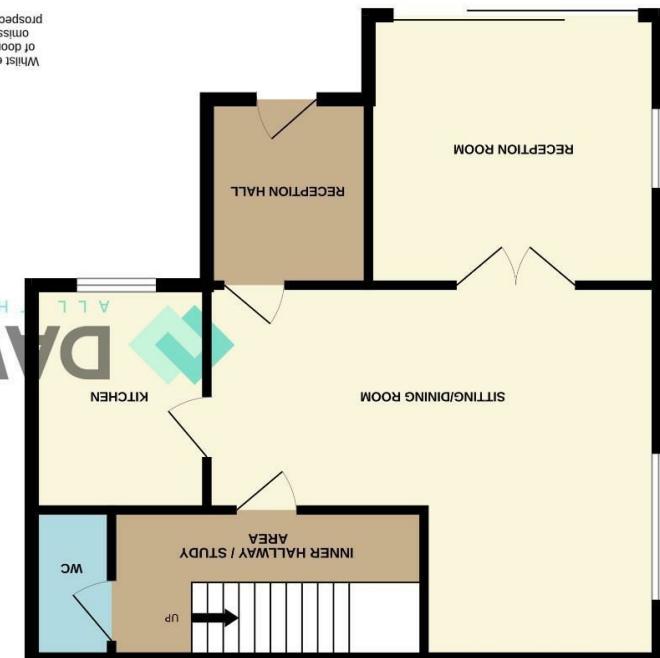
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



## 6 Ambleside

West Cross, Swansea, SA3 5LN

Offers Over £210,000



## GENERAL INFORMATION

Welcome to this delightful three bedroom end terrace property, perfect for first-time buyers. Step inside to an inviting entrance reception hall leading to a spacious lounge/diner, a well equipped kitchen plus an additional sitting room with sliding doors out onto the garden. For added convenience there is a downstairs WC. There is also the added benefit of the inner hallway which is of a great size and can be utilised as a home study area. Upstairs, you'll find three generously sized bedrooms and a family bathroom. The main bedroom offers partial sea views. Enjoy the outdoors in the sunny front and side garden which is partly laid to lawn with a patio area, ideal for al fresco dining. Communal parking is both convenient and plentiful. Situated in a prime location, you'll be within easy reach of shops, parks, and the beach front. Don't miss the opportunity to make this chain free property your new home. EPC D



## FULL DESCRIPTION

### Entrance

#### Reception Hall

7'09 x 6'09 (2.36m x 2.06m)



#### Sitting/Dining Room

15'7" max / 9'04 min x 19'8" max / 9'09" min (4.75m max / 2.84m min x 5.99m max / 2.97m min)

#### Reception Room

12'01 x 11'03 (3.68m x 3.43m)



#### Kitchen

9'04 x 7'04 (2.84m x 2.24m)

#### Inner Hallway / Study Area

5'10" x 13' (maximum) (1.78m" x 3.96m (maximum))



#### WC

5'02 x 3'09 (1.57m x 1.14m)

#### Stairs To First Floor

#### Landing

#### Bedroom

15'07 x 8'09 (4.75m x 2.67m)

#### Bedroom

9'04 x 8'01 (2.84m x 2.46m)

#### Bedroom

9'08 x 9'04 (2.95m x 2.84m)

#### Bathroom

6'04 x 5'07 (1.93m x 1.70m)

#### Tenure

Freehold

#### Council Tax Band

D

#### Services

Mains drainage, electricity, gas and water. The current broadband supplier is Virgin. Please refer to Ofcom checker for further coverage information.

Current owner is not aware of any mobile phone coverage restrictions. Please refer to Ofcom checker for further coverage information.