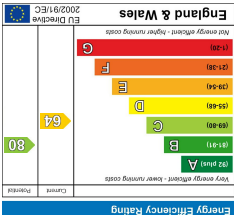
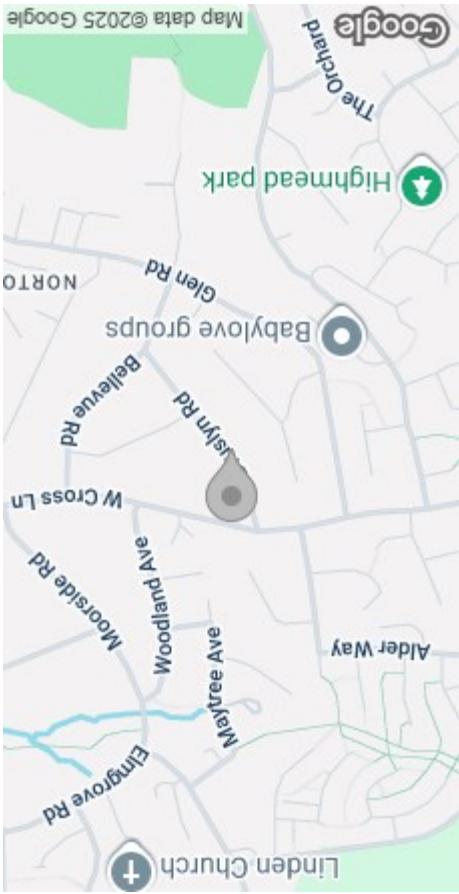


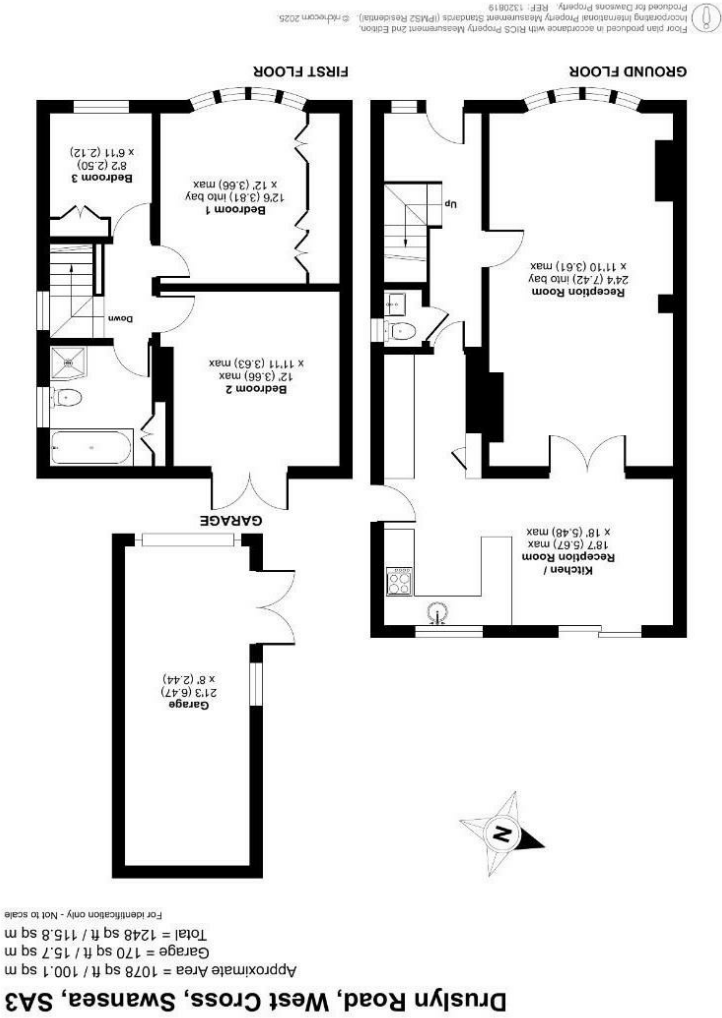
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





## GENERAL INFORMATION

Located in the sought-after area of West Cross, just a short stroll from the vibrant village of Mumbles with its array of shops, cafes, restaurants, bars, and the beautiful seafront promenade, this well-presented semi-detached home offers comfortable family living in a prime coastal setting.

The accommodation briefly comprises an inviting entrance hallway with granite flooring, staircase to the first floor and doors leading off to the main living areas. The lounge features French doors opening into a bright and spacious dining area, which in turn offers sliding doors out to a raised decked seating area – perfect for entertaining or enjoying al fresco dining. The dining space flows seamlessly into a modern fitted kitchen, creating a sociable and practical open-plan layout.

Upstairs, the first floor hosts three bedrooms and a contemporary family bathroom, offering ample space for family living or guest accommodation.

Externally, the property benefits from driveway parking for two cars to the front, with gated access leading to a garage. To the rear, the south facing garden features multiple decked seating areas, ideal for relaxation, with steps leading down to a fully enclosed lawned garden – perfect for children to play or for enjoying the outdoor space in privacy.

This delightful home offers a superb combination of coastal living and convenience, within easy reach of all that Mumbles and the wider Gower Peninsula has to offer.

## FULL DESCRIPTION

### Entrance Hall

### WC

### Reception Room

24'4 into bay x 11'10 max (7.42m into bay x 3.61m max)

### Kitchen / Reception Room

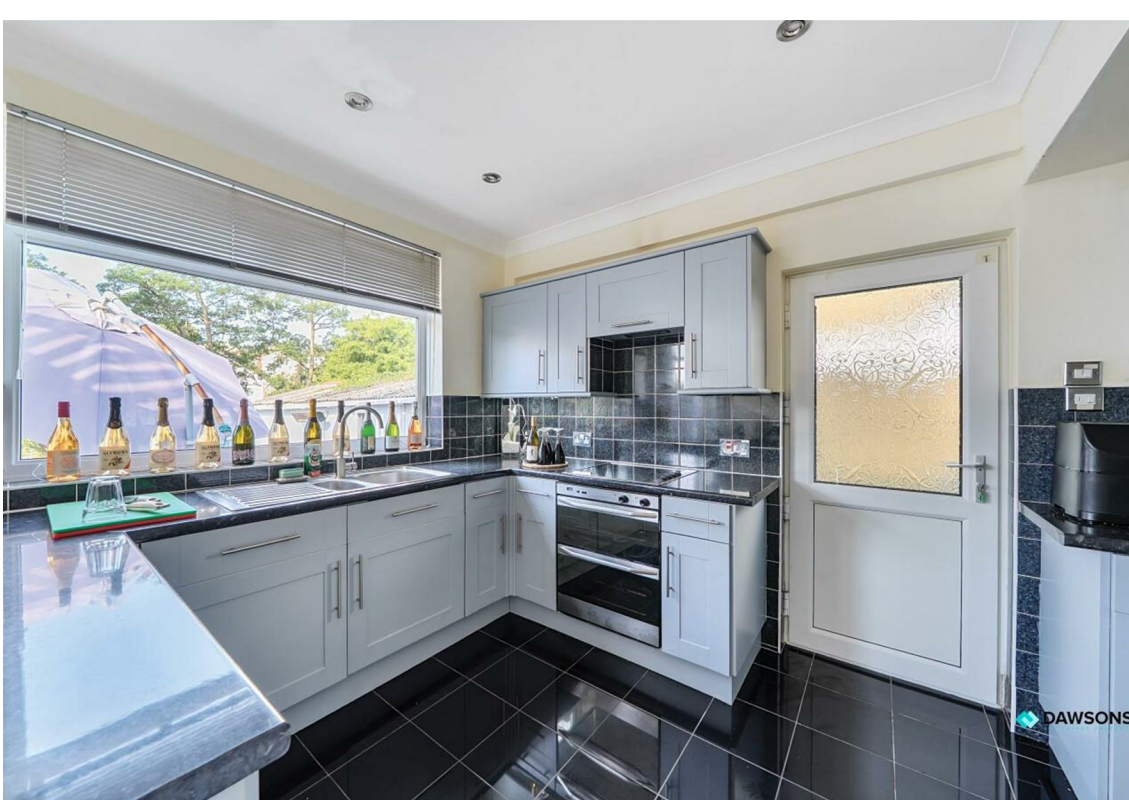
18'7 max x 18' max (5.66m max x 5.49m max)

### Stairs To First Floor

### Landing

### Bedroom 1

12'6 into bay x 12' max (3.81m into bay x 3.66m max)



### Bedroom 2

12' max x 11'11 max (3.66m max x 3.63m max)

### Bedroom 3

8'2 x 6'11 (2.49m x 2.11m)

### Bathroom

### Parking

Parking is available at this property via the driveway and garage.

### Garage

21'3 x 8' (6.48m x 2.44m)

### Tenure

Freehold

### Council Tax Band

E

### EPC - D

### Services

Mains gas, electric, water & drainage. There is a water meter. Broadband - the current supplier is Virgin Media. Mobile - There are no known issues with mobile phone coverage using the vendors supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

