

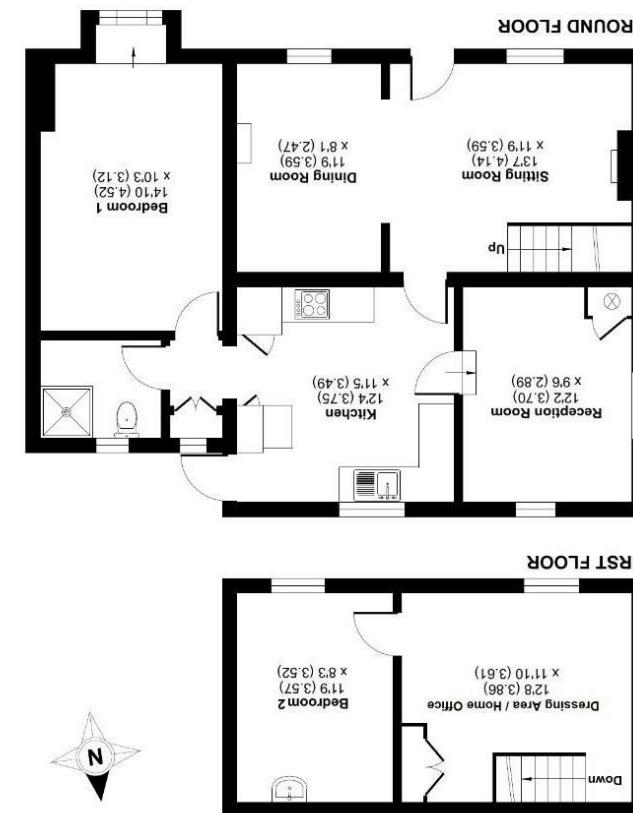
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EPC



AREA MAP

FLOOR PLAN



30 Waterton Road, Three Crosses, Swansea, SA4

For identification only - Not to scale



## GENERAL INFORMATION

Located in the sought-after village of Three Crosses, this delightful detached cottage offers a perfect blend of character and convenience. Ideally positioned just a short stroll from the well-regarded primary school, local park, village shop, and popular pub, this home is perfect for those seeking a welcoming community atmosphere.

Upon entering, you are welcomed by a porch leading into a spacious open-plan lounge and dining area, featuring two front-facing windows that allow for plenty of natural light. The central staircase leads to the first floor, while a door from the dining area provides access to the fitted kitchen, which boasts a rear-facing window and ample space for all essential appliances.

Beyond the kitchen, a door leads to a set of steps descending into a versatile reception room, ideal for use as a snug, home office, or additional living space. A further door opens into the rear hallway, where you'll find a shower room and a ground-floor bedroom, offering flexible living arrangements.

To the first floor, a generously sized double bedroom is complemented by an adjoining room, perfect for use as a dressing area, nursery, or home office.

Externally, the property benefits from a spacious driveway with parking for multiple vehicles, side access, and a gated enclosed rear garden, which also features vehicle access.

A fantastic opportunity to acquire a characterful home in a desirable village location—early viewing is highly recommended!

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## FULL DESCRIPTION

### Entrance

#### Sitting Room

13'7 x 11'9 (4.14m x 3.58m)



#### Dining Room

11'9 x 8'1 (3.58m x 2.46m)

#### Kitchen

12'4 x 11'5 (3.76m x 3.48m)

#### Reception Room

12'2 x 9'6 (3.71m x 2.90m)

#### Shower Room

#### Bedroom 1

14'10 x 10'3 (4.52m x 3.12m)



#### Stairs To First Floor



**Dressing Area / Home Office**  
12'8 x 11'10 (3.86m x 3.61m)

**Bedroom 2**

11'9 x 8'3 (3.58m x 2.51m)

**Tenure**  
Freehold

**Council Tax Band**  
F

#### Services

Mains gas, electric, water & drainage. There is currently no broadband connected at the property. 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.

