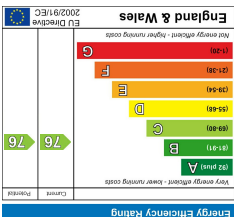
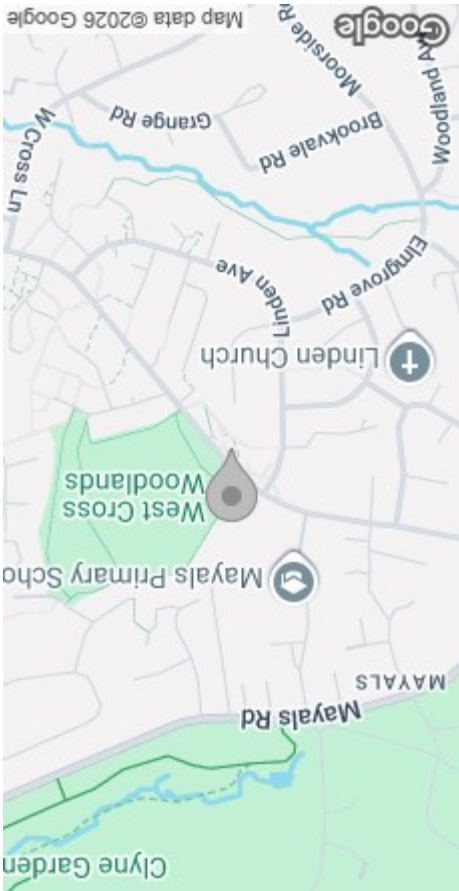


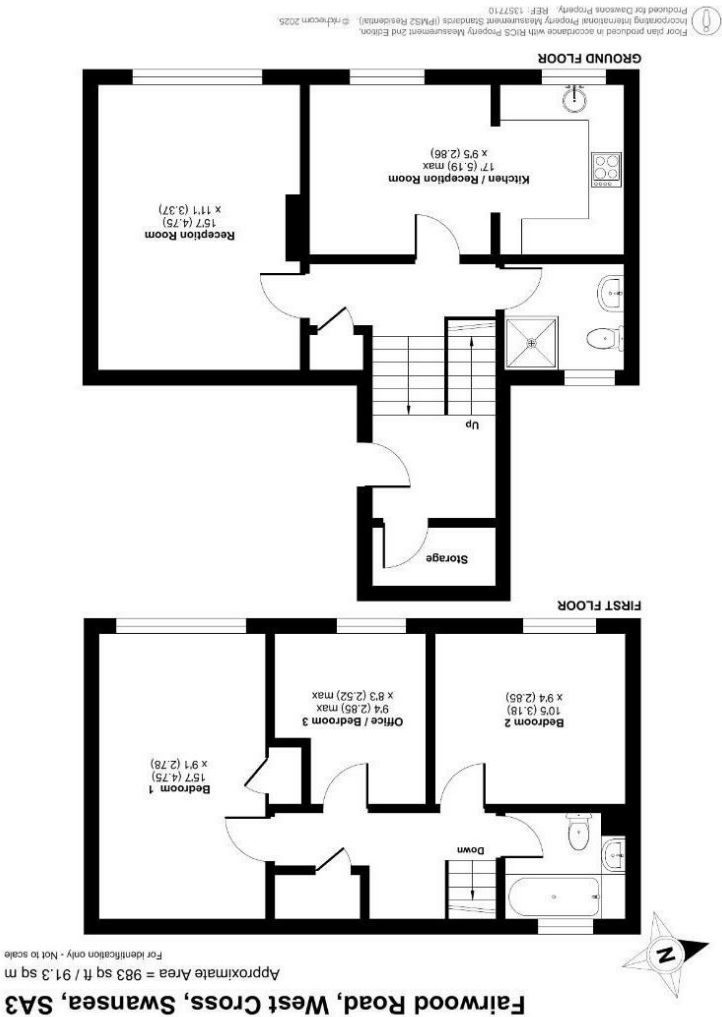
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



45 Fairwood Road
West Cross, Swansea, SA3 5JE
Offers Over £165,000



GENERAL INFORMATION

Set in the sought-after area of West Cross, this split-level property benefits from sea views from the front aspect, stretching across Swansea Bay. Just a short distance from the vibrant village of Mumbles, you'll enjoy easy access to a wide range of boutique shops, welcoming bars, renowned restaurants, as well as the seafront promenade, local beaches, and picturesque cliff-top walks.

Conveniently located, the property also benefits from excellent public transport links within easy reach, offering regular bus services to both Mumbles and Swansea city centre — perfect for commuting or exploring the local area without the need for a car.

The property offers a unique and practical spacious layout with ample storage. Upon entering, a central hallway provides access to both the upper and lower floors.

Upstairs, you'll find a dining area that flows seamlessly into a fitted kitchen, ideal for entertaining. A spacious lounge at the front of the home captures uninterrupted sea views — the perfect spot to relax and unwind. A bathroom comprising of wc, sink and shower completes this floor.

The lower level comprises three comfortable bedrooms and a contemporary family bathroom, offering ample space for family life or visiting guests.

Externally, the home benefits from a private, enclosed patio area, ideal for outdoor dining or enjoying the coastal air, along with a single garage and parking space providing additional storage or parking.

This is a fantastic opportunity to secure a coastal home in a highly desirable location, combining stylish living with the natural beauty of the Gower coastline just moments away.

Viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

Storage

Reception Room
15'7 x 11'1

Kitchen / Reception Room
17' max x 9'5 (5.18m max x 2.87m)

Shower Room

Stairs To First Floor

Landing

Bedroom 1
15'7 x 9'1 (4.75m x 2.77m)

Bedroom 2
10'5 x 9'4 (3.18m x 2.84m)



Office / Bedroom 3
9'4 max x 8'3 max (2.84m max x 2.51m max)

Bathroom

Parking
Parking is available at this property via the single garage with an additional parking space in front.

Tenure
The property is leasehold.
125 year lease from 29/09/1990 to 29/09/2115 with 90 years remaining.
Ground rent £10 per annum
Service charge £210 per annum

Council Tax Band
D

EPC - C

Services
Mains gas, electric, water & Drainage,
There is a water meter at the property.
You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage, as, due to the property being vacant we cannot confirm availability.

Additional Information
This is an ex local authority property.

