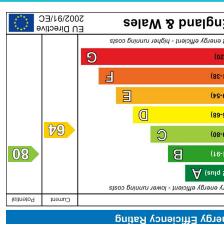
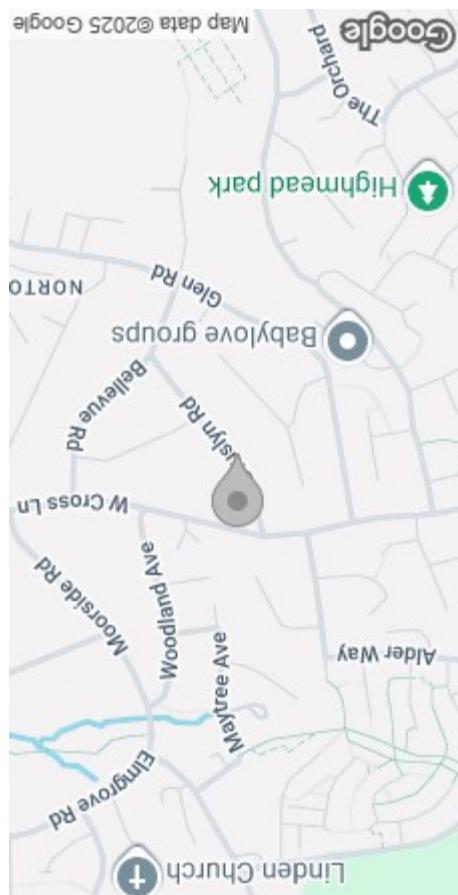




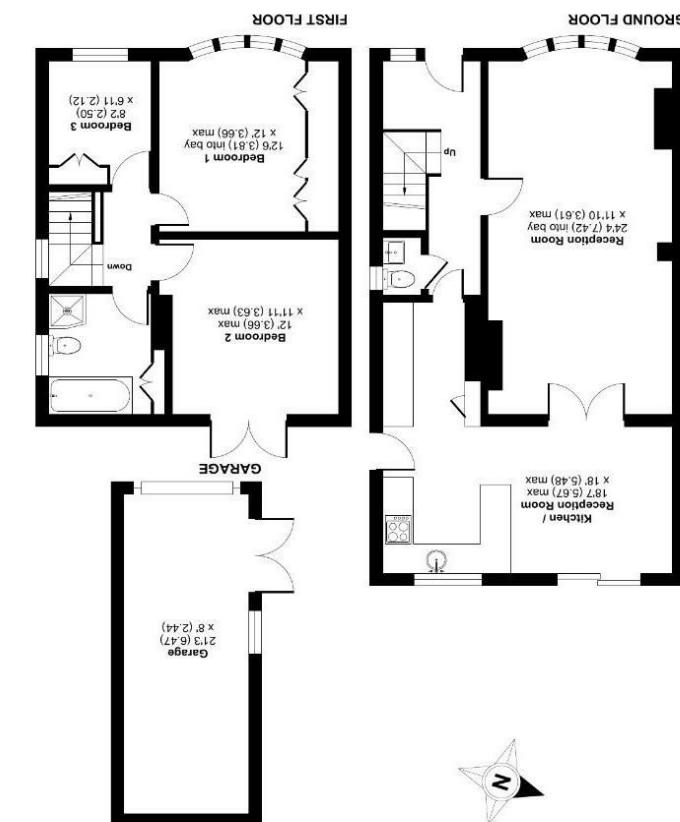
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Druslyn Road, West Cross, Swansea, SA3

FLOOR PLAN



DAWSONS

39 Druslyn Road
West Cross, Swansea, SA3 5QE
Offers Over £375,000



DAWSONS
ALL THINGS PROPERTY

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

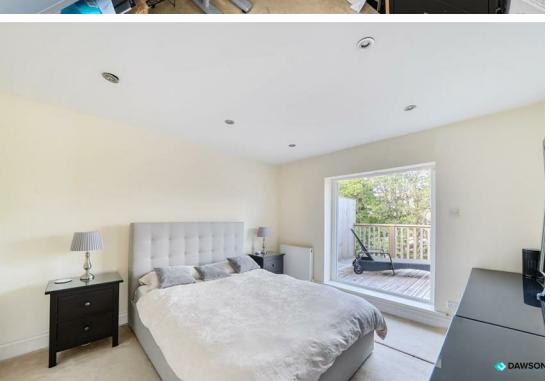
Bedroom 1

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 vendor's supplier, Vodafone.

You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

