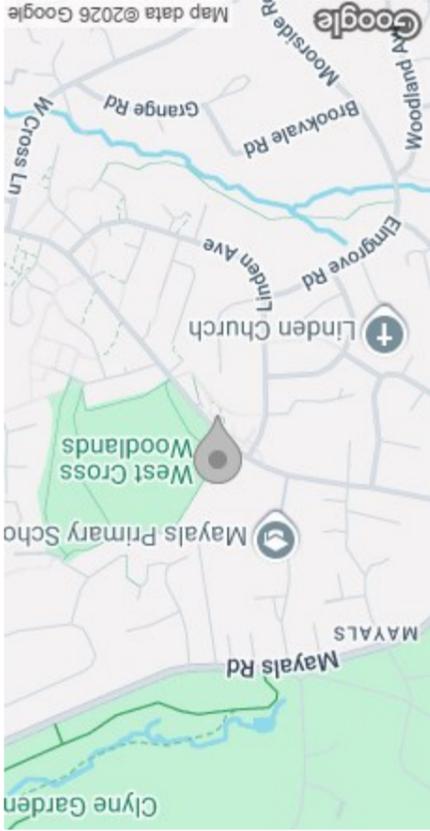


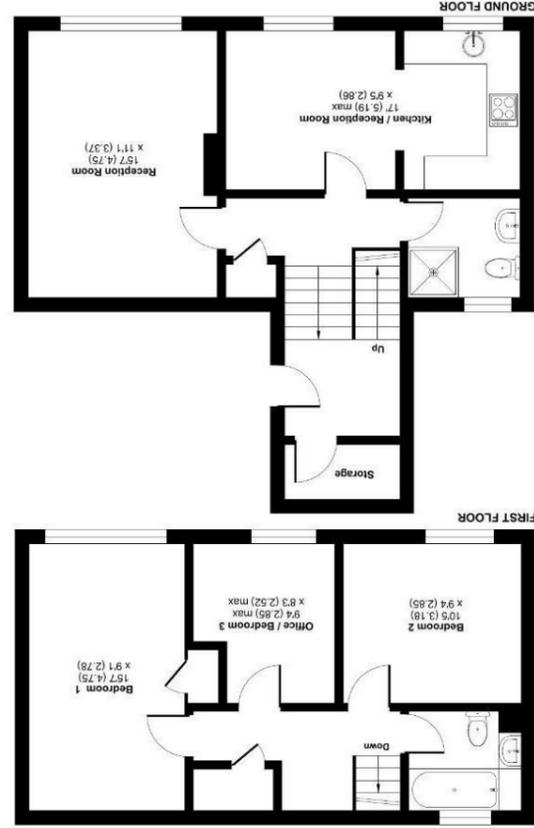
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Energy Rating	Energy Efficiency Rating
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28

EPC



AREA MAP



Fairwood Road, West Cross, Swansea, SA3  
 Approximate Area = 983 sq ft / 91.3 sq m  
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

45 Fairwood Road  
 West Cross, Swansea, SA3 5JE  
 Offers Over £150,000



DAWSONS  
 ALL THINGS PROPERTY

## 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.

