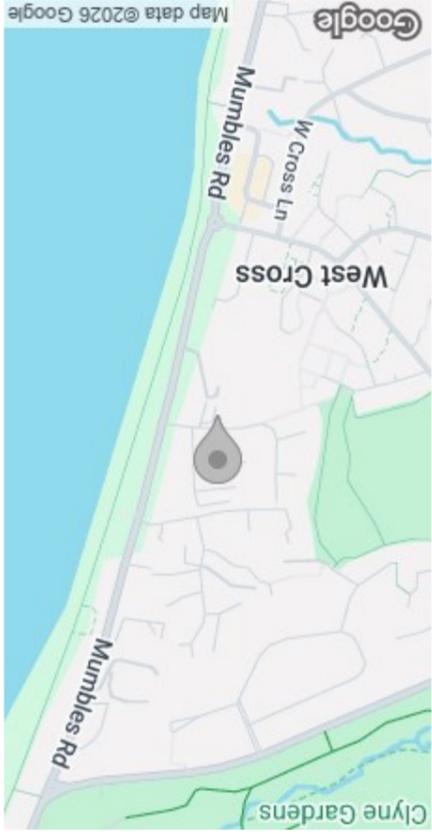


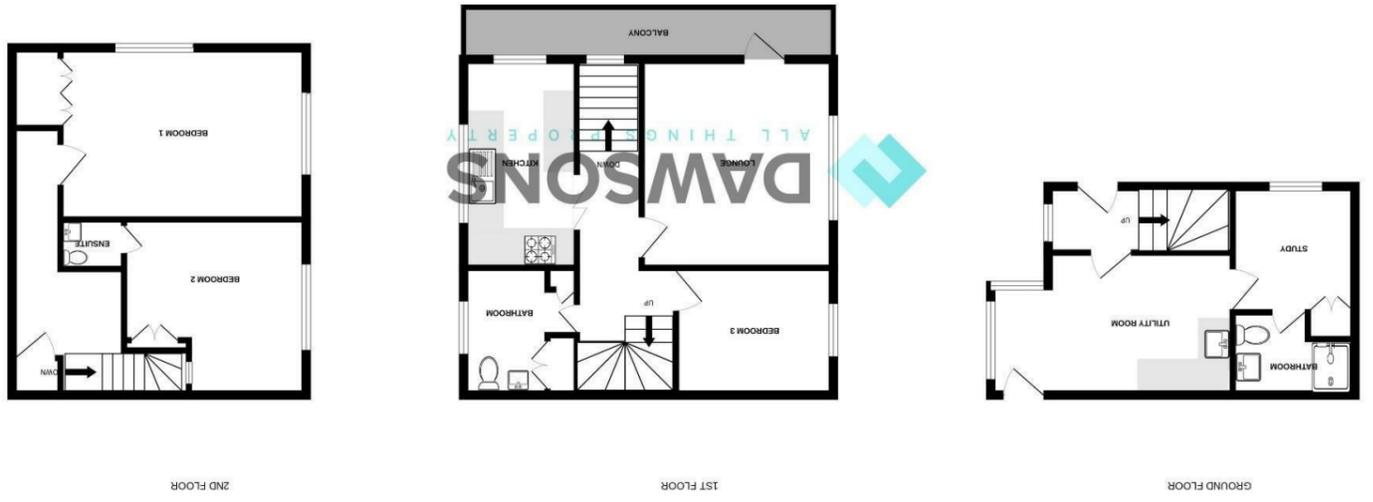
EPC



AREA MAP

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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FLOOR PLAN



1 Lilliput Lane
 West Cross, Swansea, SA3 5AQ
 Asking Price **£285,000**



GENERAL INFORMATION

This three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property they can truly make their own. Arranged over three floors, the accommodation is both versatile and well-proportioned, with the added benefit of beautiful sea views and off-road parking for one car.

The ground floor comprises a practical utility room, a study ideal for home working, and a family bathroom. On the first floor, you will find a spacious lounge, a fitted kitchen, an additional bathroom, and a generous bedroom. The lounge provides direct access to a private balcony, the perfect spot to relax and enjoy the stunning sea views.

The top floor hosts two further well-sized bedrooms, complemented by an en-suite WC, offering comfortable accommodation for family living or guests.

Externally, the property benefits from parking for one vehicle. While in need of some modernisation, this home represents the perfect opportunity for a purchaser to add their own style and create a bespoke coastal retreat.

FULL DESCRIPTION

Entrance Hall

Utility Room
11'6 x 8'11 (3.51m x 2.72m)

Study
7'10 x 7'8 (2.39m x 2.34m)

Bathroom

Stairs To First Floor

Landing

Lounge
13' x 12' (3.96m x 3.66m)

Kitchen
13' x 7'1 (3.96m x 2.16m)

Bedroom 3
9'10 x 7'11 (3.00m x 2.41m)



Bathroom

Stairs To Second Floor

Landing

Bedroom 1
15'4 x 10'9 (4.67m x 3.28m)

Bedroom 2
11'5 x 11' (3.48m x 3.35m)

Ensuite

Parking

Parking is available at this property via the driveway to the front.

Tenure

Freehold

Council Tax Band

E

EPC - D

Services

Mains gas, electric, water and drainage. There is a water meter.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

