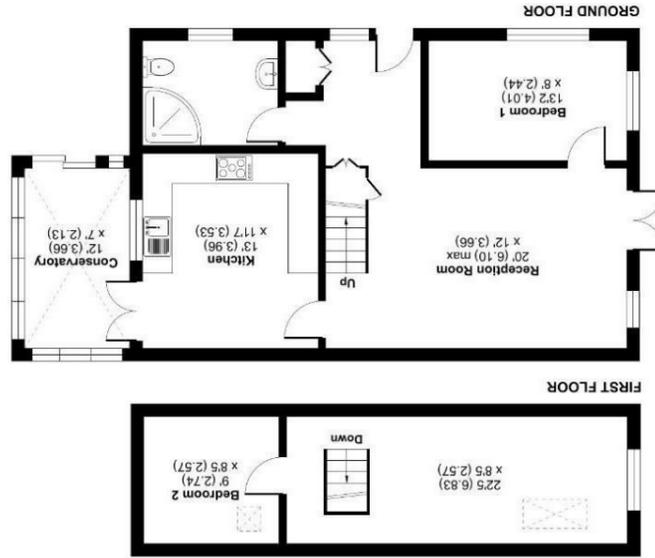
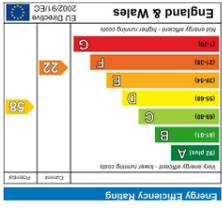


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

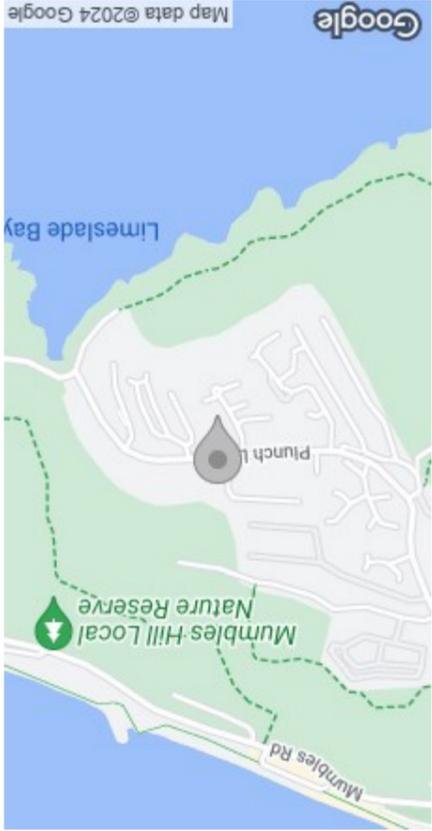
RICS  
 Certified  
 Property  
 Measure  
 This plan produced in accordance with RICS Property Measurement Standards (incorporating  
 International Property Measurement Standards (IPMS) Principles. © rics.com 2024.



Westcliff, Swansea, SA3  
 Approximate Area = 1026 sq ft / 95.3 sq m  
 For identification only - Not to scale



EPC



AREA MAP

FLOOR PLAN



18 Westcliff  
 Mumbles, Swansea, SA3 4JN  
 Asking Price £350,000



## GENERAL INFORMATION

We are delighted to offer for sale this two bedroom detached dorma bungalow with partial sea view and looking onto Mumbles Hill. Located in the popular area of Limeslade. Just a short walk away from Bracelet Bay and its amenities as well as being a short drive away from the seaside village of Mumbles. The accommodation briefly comprises: hallway, shower room, lounge, kitchen, conservatory and two bedrooms. Externally to the front is driveway parking for 2 vehicles. To the rear is a garden laid to lawn with patio seating area's. Viewing is recommended to appreciate the location on offer. EPC - F. Tenure - Freehold. Council Tax Band - C.



## FULL DESCRIPTION

### Entrance

Enter via double glazed front door into:

### Hallway

Built in cupboard housing central gas heating boiler. Double glazed privacy window to side. Radiator. Laminae wood effect flooring. Further built in under stairs storage cupboard. Open plan into lounge. Door to:

### Shower Room

Double glazed privacy window to side. Fitted with a three piece suite comprising wc, wash hand basin into vanity unit and shower cubicle with mains shower. Tiled walls. Radiator.

### Reception Room

22'5" x 8'5" (6.83m x 2.57m)

Double glazed window to front. Double glazed French doors to front. Coving to ceiling. Two radiators. Laminate wood effect flooring. Door to kitchen. Stairs to first floor. Door to:



### Bedroom 2

Double glazed window to front with views over Mumbles hill with partial sea views. Double glazed window to side. Radiator. Laminate wood effect flooring.

### Kitchen

13" x 11'7" (3.96m x 3.53m)

Fitted with a range of wall and base units with worktops over. Inset 5 ring gas hob with extractor hood over. Eye level electric oven and grill. Inset stainless steel sink with drainer and mixer tap over. Space for fridge/freezer. Integrated dishwasher. Partially tiled walls. Radiator. Coving to ceiling. Laminate wood effect flooring. Double glazed window. French doors to:

### Conservatory

12" x 7" (3.66m x 2.13m)

Fully double glazed. Radiator. Laminate wood effect flooring. Sliding doors to garden.

### Stairs To First Floor

### Attic Room

Double glazed window to front with sea views and views over Mumbles hill. Relay window to side. Two radiators. Door to:

### Bedroom One

Relay window. Radiator.

### External

#### Front

Driveway parking for two vehicles. Rasid sit and patio area. Side access.

#### Rear

Garden laid to lawn. Patio seating. Lpg tank. Boarded with mature shrubbery and hedging. Brick build storage shed with electric and water. Raised patio seating area.

#### Services

Mains electric, water & drainage. LPG Gas. There is currently no broadband. Please refer to Ofcom checker for further information. The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

#### Additional Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

