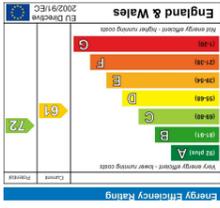
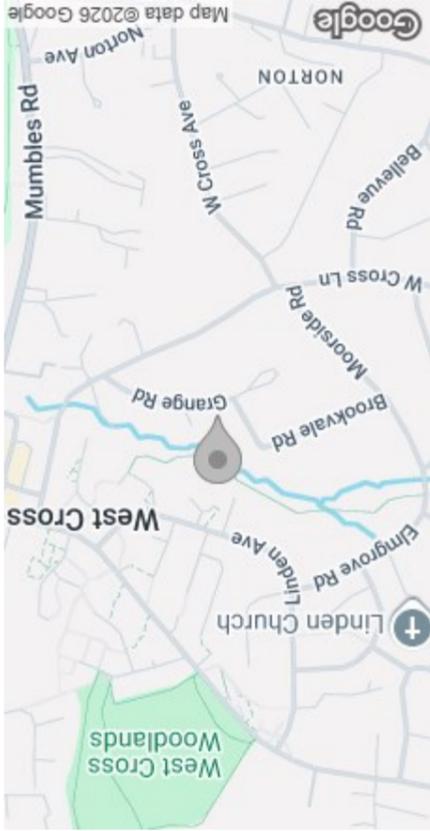




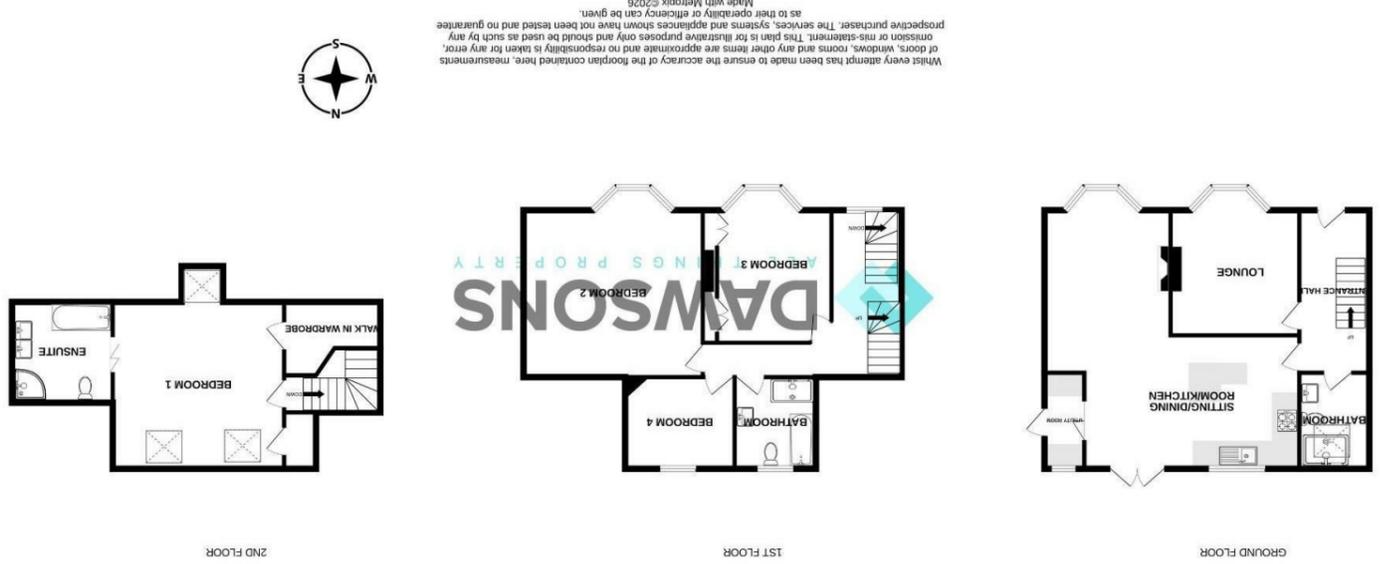
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



16 Grange Road
 West Cross, Swansea, SA3 5ES
 Asking Price £460,000



GENERAL INFORMATION

Welcome to this charming double fronted family home located in the highly sought-after West Cross area, just a short stroll from the beautiful promenade and the vibrant Mumbles village with its array of shops, bars, and restaurants. Upon entering, you are greeted by a welcoming hallway leading to a convenient shower room. The ground floor features a cozy sitting room, a modern fitted kitchen open to a dining area, a utility room, and a spacious lounge filled with natural light. The first floor offers three well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the luxurious master bedroom with an en-suite bathroom, providing a private sanctuary. Externally, the property boasts an enclosed gated frontage and a level, enclosed low-maintenance astroturf garden at the rear, perfect for outdoor activities and al fresco dining, with practical side access. This delightful home combines contemporary living with a prime location, making it ideal for those seeking comfort and convenience in West Cross. EPC D

FULL DESCRIPTION

Entrance Hall

Lounge
13'7 x 11'10 (4.14m x 3.61m)

Sitting / Dining Room / Kitchen
25'11 x 23'5 (7.90m x 7.14m)

Utility Room
8'10 x 3'8 (2.69m x 1.12m)

Bathroom

Stairs To First Floor

Landing

Bedroom 2
17'5 x 16'5 (5.31m x 5.00m)

Bedroom 3
14'4 x 10'6 (4.37m x 3.20m)



Bedroom 4
10'1 x 8'5 (3.07m x 2.57m)

Bathroom

Stairs To Second Floor

Landing

Bedroom 1
18'8 x 15'9 (5.69m x 4.80m)

Walk In Wardrobe
8'10 x 6'9 (2.69m x 2.06m)

Ensuite

Tenure
Freehold

Council Tax Band
E

EPC - D

