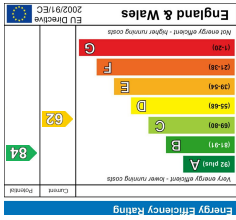


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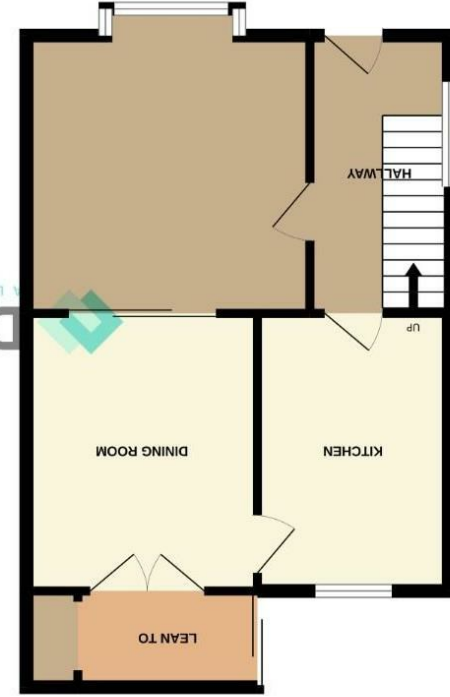
Where every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, graphics and graphics shown here are based on data as to the operability of electricity can be given. Made with Mapbox, ©2023



EPC



AREA MAP



FLOOR PLAN



65 Riversdale Road
 West Cross, Swansea, SA3 5PX
 Asking Price £329,950



GENERAL INFORMATION

A three bedroom semi detached home situated in West Cross with views towards Swansea Bay and Mumbles Pier from the front elevated aspect. The property is ideally situated to take advantage of all local amenities including regular bus services, local beaches and the bustling seaside village of Mumbles with local shops in close proximity. The property briefly comprises: entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a bathroom. Externally to the front is driveway parking along with patio area and steps to front door. To the rear is a patio seating and garden laid to lawn. Viewing is recommended to appreciate the convenient location on offer. EPC - D. Freehold. Council Tax Band - E.

FULL DESCRIPTION

Entrance

Enter via double glazed front door into:

Hallway

12'0 x 6'0 (3.66m x 1.83m)

Stairs to first floor with under stairs storage. Radiator. Rooms off.

Lounge

12'0 x 11'7 (3.66m x 3.53m)

Double glazed bay window to front providing and abundance of natural light, creating a bright and airy feel. A feature gas fire set within a decorative surround is a charming focal point and adds character to the room. Radiator. Coved ceiling. Sliding doors into:

Dining Room

12'0 x 10'0 (3.66m x 3.05m)

Double glazed French doors through to lean to. Door to kitchen. Space to accommodate large dining table. Radiator. Coved ceiling.

Lean To

Sliding doors to rear connecting the garden and home beautifully. Storage area.



Kitchen

12'0 x 8'3 (3.66m x 2.51m)

Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating bowl and a half stainless steel sink and drainer unit with mixer tap. Integrated washing machine. Space for cooker and fridge/freezer. Wall mounted gas central heating boiler. Tiled walls and flooring.

First Floor

Landing

Access to loft space. Rooms off.

Bedroom Two

11'9 x 9'9 (3.58m x 2.97m)

Double glazed window to front enjoying views towards Mumbles Pier. Built in cupboard with shelving. Radiator.

Bedroom One

14'4 x 12'2 (4.37m x 3.71m)

Double glazed window to rear. Radiator.

Bedroom Three

8'9 x 8'7 (2.67m x 2.62m)

Double glazed window to front with views over Swansea Bay and towards Mumbles Pier. Radiator.

Bathroom

7'2 x 5'11 (2.18m x 1.80m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C with concealed cistern and wash hand basin both set within a vanity unit, along with a large walk in shower cubicle. Wall mounted chrome towel heater. Tiled walls and flooring. Coved ceiling.

External

To the front of the property is a paved driveway providing off road parking. The remainder of the garden consists of a paved terrace bordered with mature shrubs and plants. A pathway runs the length of the garden leading to the property entrance, from here you can enjoy wonderful sea views across Swansea Bay and Mumbles Pier. To the rear steps lead up to a paved patio area accompanied by a conveniently placed storage shed. The remainder of the garden is laid to lawn bordered by mature shrubs and hedging. Fully enclosed to all sides enjoying an excellent degree of privacy.

