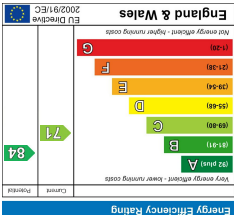
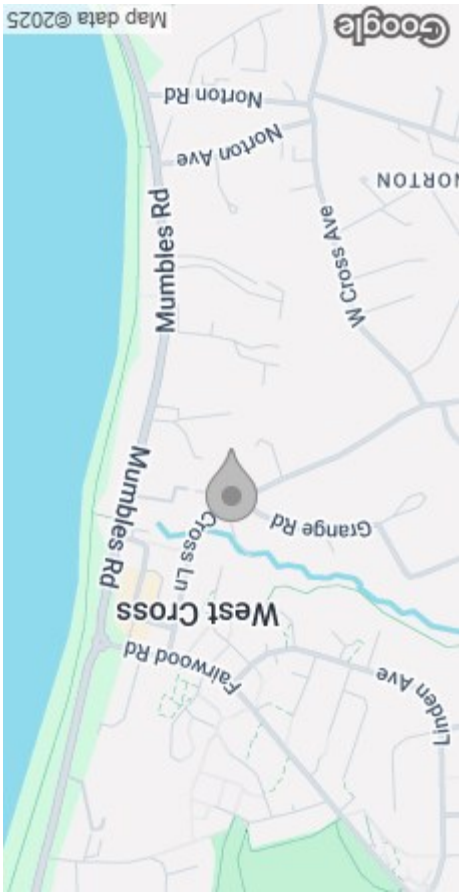


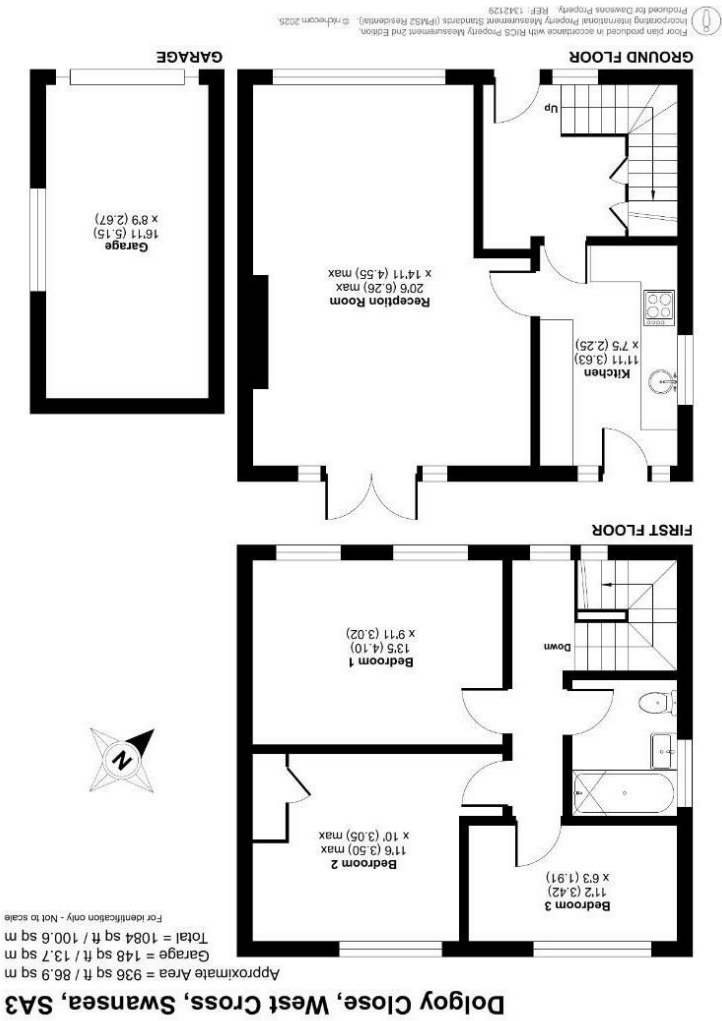
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EPC



AREA MAP



FLOOR PLAN



12 Dolgoy Close
West Cross, Swansea, SA3 5LT
Asking Price £325,000

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GENERAL INFORMATION

Situated in the sought after Dolgoy Close area of West Cross, this delightful three-bedroom semi-detached home offers comfortable family living, complemented by partial sea views to the front elevation. Ideally positioned Just a short distance from the vibrant village of Mumbles, the property strikes a perfect balance between coastal appeal and everyday convenience.

The layout is thoughtfully arranged to suit modern family life. The ground floor includes a welcoming entrance hall, a well-appointed kitchen, and a spacious lounge/dining room – ideal for both entertaining and relaxing. Upstairs, you'll find three generously sized bedrooms along with a contemporary family bathroom.

To the front, this home benefits from private off-road parking for up to four vehicles at the front. To the rear, an enclosed garden provides a wonderful outdoor retreat, comprising a patio seating area with ample room for a table and chairs, leading on to a lawned garden bordered with flowers and shrubs.

With its excellent location and versatile accommodation, this home presents an exciting opportunity not to be missed. Viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

Reception Room
20'6 max x 14'11 max (6.25m max x 4.55m max)

Kitchen
11'11 x 7'5 (3.63m x 2.26m)

Stairs To First Floor

Landing

Bedroom 1
13'5 x 9'11 (4.09m x 3.02m)

Bedroom 2
11'6 max x 10' max (3.51m max x 3.05m max)

Bedroom 3
11'2 x 6'3 (3.40m x 1.91m)



Bathroom

Parking
Parking is available at this property via the driveway and garage. Additionally this property benefits from an EV charging station.

Garage
16'11 x 8'9 (5.16m x 2.67m)

Tenure
Freehold

Council Tax Band
E

EPC - C

Services
Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with EE. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

