



Energy efficiency rating

England & Wales

2020/21 EC

Very energy efficient - lower running costs

A 92-95%

B 81-91%

C 69-80%

D 50-68%

E 39-49%

F 21-38%

G 1-20%

Not energy efficient - higher running costs

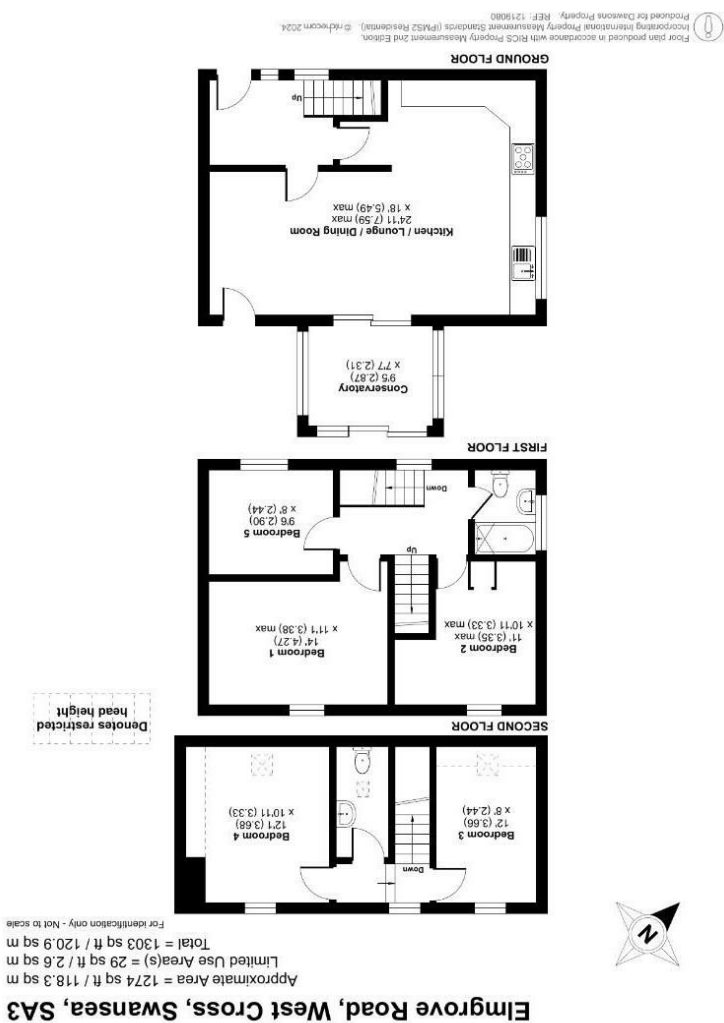
Current

Target

A map of the Linden Church area in Mayals. The map shows several streets: Fairwood Rd, Cypress Ave, Linden Ave, Elm Grove Rd, Brookvale Rd, Moorside Rd, W Cross Ln, Woodland Ave, Mayree Ave, Druym Rd, Bellevue Rd, and Alder Way. A location pin is placed on Elm Grove Rd, and a church icon is located near Linden Ave. The map is oriented with Mayals at the bottom and the Google logo at the top.

AREA MAP

FLOOR PLAN



GENERAL INFORMATION

Welcome to this beautifully refurbished five bedroom semi detached family home in the desirable area of West Cross. Tastefully decorated, it offers a bright entrance hall with clever storage, an open-plan lounge, kitchen, and diner leading to a light-filled conservatory overlooking the garden. The first floor features three bedrooms, including a master with dressing area, and a bathroom. The top floor adds two further bedrooms and a WC. Outside, enjoy a substantial garden with lawn and patio, plus ample driveway parking to the front. Just a short walk from Mumbles village, schools, and amenities, this home is perfect for family life. Viewing is highly recommended to appreciate all this property has to offer.

EPC - D

FULL DESCRIPTION

Entrance Hall

Kitchen / Lounge / Dining Room
24'11 max x 18' max (7.59m max x 5.49m max)

Conservatory
9'5 x 7'7 (2.87m x 2.31m)

Stairs To First Floor

Landing

Bedroom 1
14' x 11'1 max (4.27m x 3.38m max)

Bedroom 2
11' max x 10'11 max (3.35m max x 3.33m max)

Bathroom



Bedroom 5
9'6 x 8' (2.90m x 2.44m)

Stairs To Second Floor

Landing

Bedroom 3
12' x 8' (3.66m x 2.44m)

Bedroom 4
12'1 x 10'11 (3.68m x 3.33m)

WC

Tenure
Freehold

Council Tax Band
C

Services
Mains gas, electric, water & drainage. The current sellers have broadband with Sky. Please refer to Ofcom checker for further information. The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

