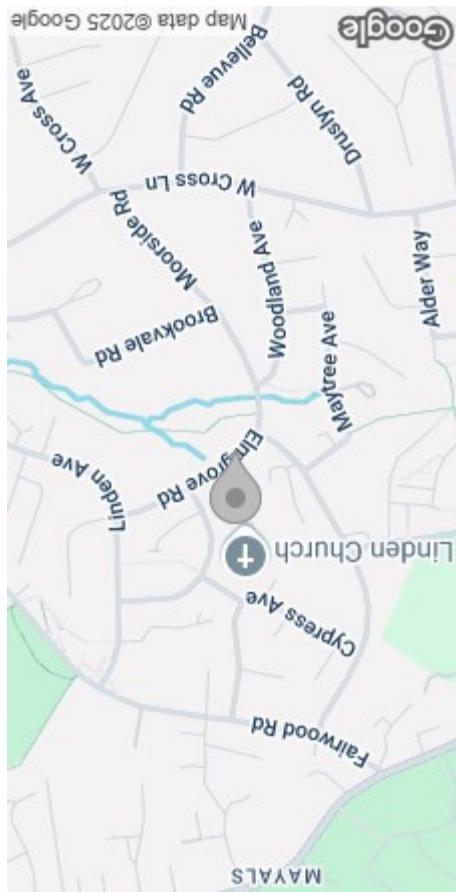


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

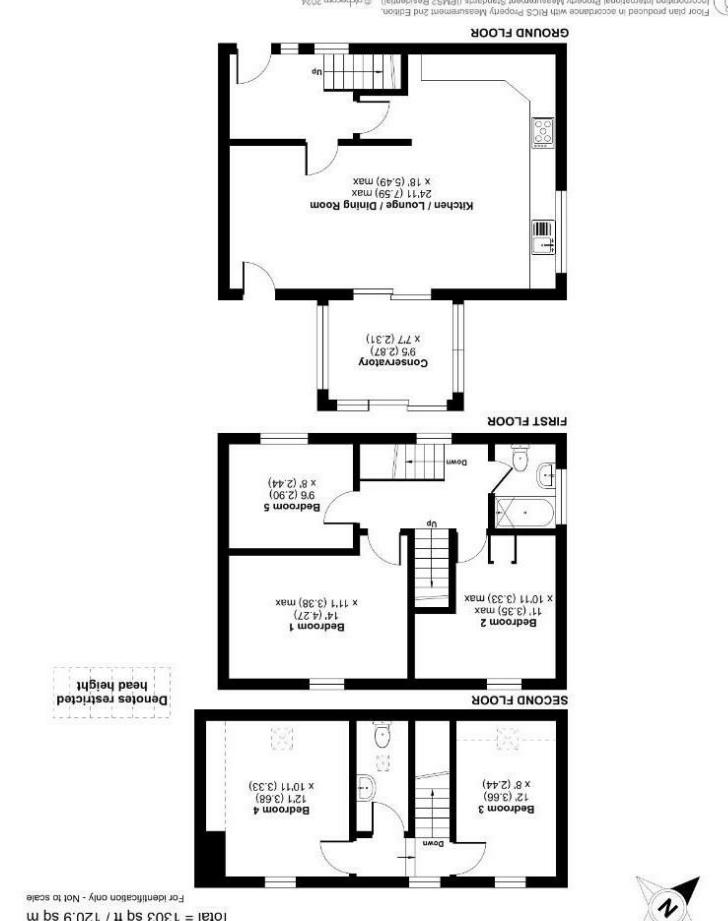
FLOOR PLAN

Elmgrove Road, West Cross, Swansea, SA3

Approximate Area = 1274 sq ft / 118.3 sq m
Total = 1303 sq ft / 120.9 sq m
Limited Use Areas = 29 sq ft / 2.6 sq m

For illustration only - Not to scale

Denotes restricted
head height



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

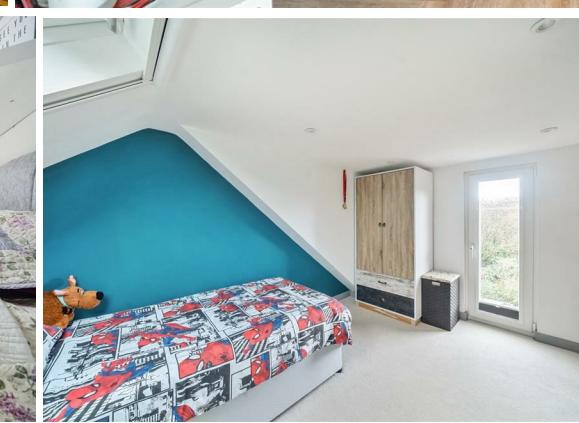
Landing

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.

