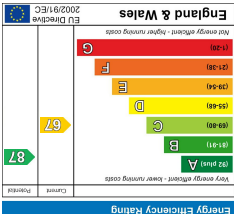


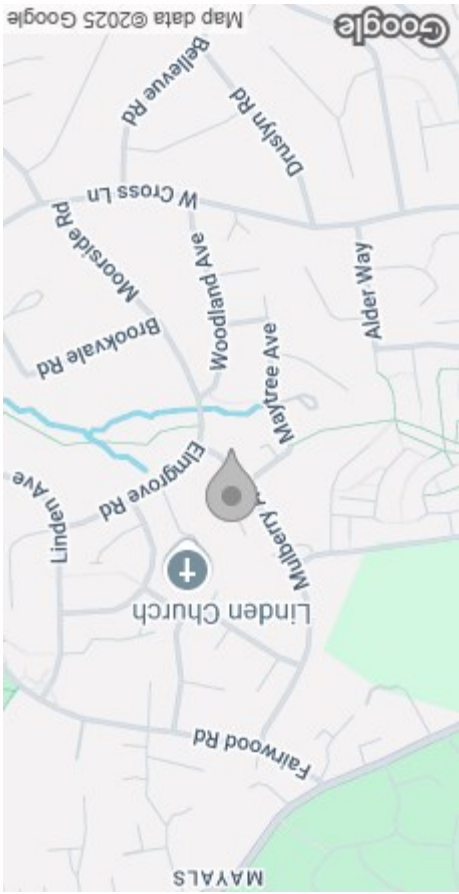
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

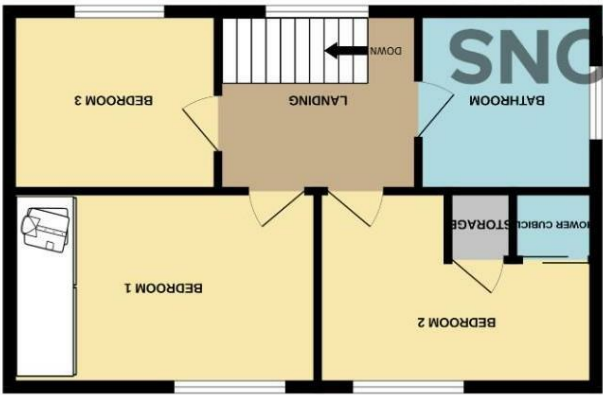
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



82 Mulberry Avenue
West Cross, Swansea, SA3 5HA
Asking Price £275,000

3 1 2 D

GENERAL INFORMATION

Located in the sought-after area of West Cross, this charming semi-detached home is just a short walk from the vibrant village of Mumbles, with its array of shops, bars, restaurants, scenic seafront promenade, and local amenities. The property opens to a welcoming entrance hall with a convenient WC, a spacious open-plan lounge and dining area with double-glazed sliding doors connecting this space to a bright conservatory with French doors that open to the enclosed rear garden, perfect for indoor-outdoor living. The ground floor also features a fitted kitchen with ample storage. Upstairs, there are three bedrooms and a family bathroom, offering comfort and functionality. Externally, the front of the property includes a generous driveway with parking for several vehicles, along with a neat lawned garden. The level rear garden provides a private retreat with a lush lawn, patio area for outdoor dining, and side access. This home combines coastal charm with village convenience, presenting an ideal opportunity to enjoy the best of Mumbles living.

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FULL DESCRIPTION

Entrance Hall

9'01 x 6'06 (2.77m x 1.98m)

WC

3'10 x 3'09 (1.17m x 1.14m)

Rear Porch

Lounge/Dining Room

20'05 x 10'11 (6.22m x 3.33m)

Conservatory

12'02 x 10'08 (3.71m x 3.25m)

Kitchen

8'06 x 7'10 (6'10 x 3'02) (2.59m x 2.39m (2.08m x 0.97m))

Stairs To The First Floor

Landing

9'01 x 6'09 (2.77m x 2.06m)



Bedroom 1

13'06 x 9'05 (4.11m x 2.87m)

Bedroom 2

11' x 10'09 (3.35m x 3.28m)

Bathroom

6'06 x 5'06 (1.98m x 1.68m)

Bedroom 3

9'05 x 8'01 (2.87m x 2.46m)

Tenure

Freehold

Council Tax Band

D

Services

Mains gas, electric, water & drainage. there is currently no broadband connected at the property. 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.

