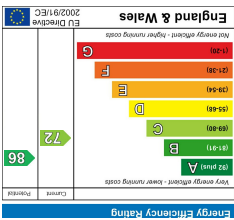


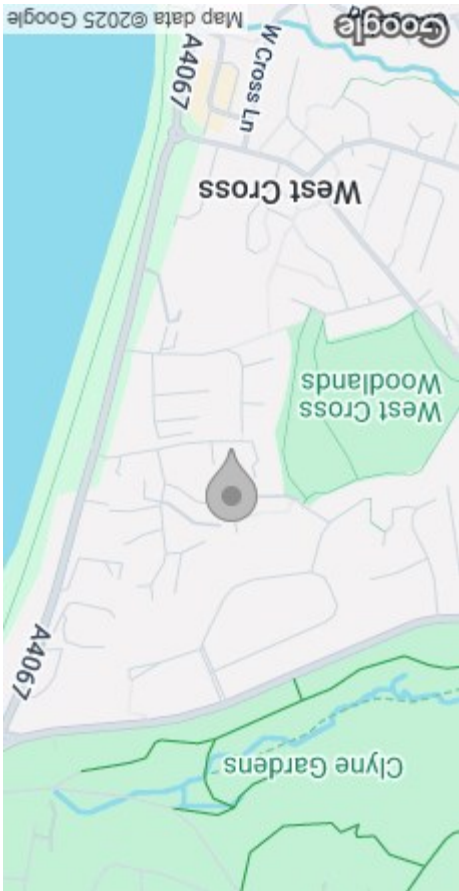
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

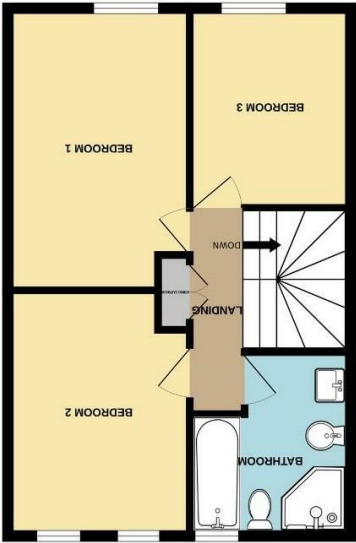
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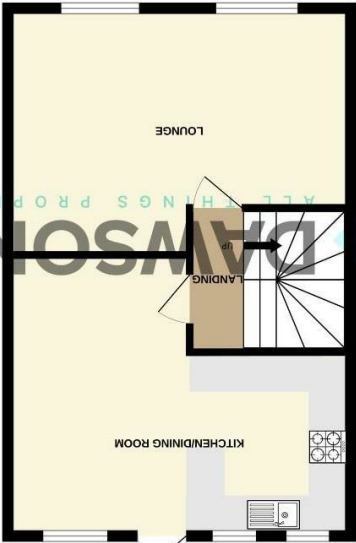
EPC



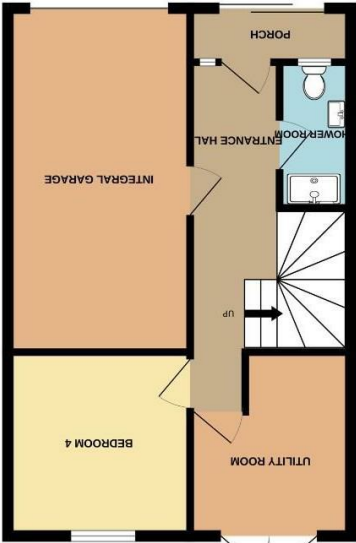
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Charming four bedroom townhouse nestled in the heart of West Cross. Spread over three floors, this home offers the perfect blend of comfort and convenience. The ground floor welcomes you with a spacious entrance hall with an integral garage, a ground floor bedroom plus shower room, ideal for multi-generational living. There is also a utility room with easy access to the garden. On the first floor, you'll find a spacious lounge along with a generously sized kitchen/dining room featuring a door leading to steps into the garden. The second floor boasts three additional bedrooms, providing ample space for family and guests, as well as a well-appointed house bathroom for added convenience. Outside, a lovely garden with a patio area awaits, To the front, a driveway provides parking space for one car. Conveniently located close to Mumbles and the beach, with excellent transport links via the nearby bus route, and shops just a stone's throw away. The property is also in good proximity to various local primary schools including one taught through the Welsh medium. EPC - C

FULL DESCRIPTION

Entrance Porch
Enter via double glazed sliding door. Tiled flooring. Utility meter cupboards. Double glazed privacy door to:
Entrance Hall
Tiled floor and carpet. Access to integral garage. Stairs to first floor and under stairs storage cupboard. Spotlights and coving to ceiling. Radiator. Rooms off:

Shower Room
7'06 x 3'09 (2.29m x 1.14m)
Double glazed privacy window to front. Fitted with a three piece suite comprising wc, wash hand basin and shower enclosure. Radiator.

Integral Garage
Up and over electric door. Power points.

Bedroom 4
9'05 x 9'03 (2.87m x 2.82m)
Double glazed window to rear. Coving to ceiling. Radiator.

Utility
9'03 x 8'10 (2.82m x 2.69m)
A range of wall and base units with stainless steel sink. Space for freezer and washing machine. Tiled flooring. Wall mounted boiler. Radiator. Coving to ceiling. Double glazed French doors to garden.

Stairs To First Floor
Landing
Stairs to second floor. Radiator. Rooms off:



Lounge
18'05 x 12'08 (5.61m x 3.86m)
Two double glazed windows to front. Radiator. Coving to ceiling. Wood effect laminate flooring.
Kitchen/Dining Area
9'02 x 9' / 14'07 x 9'02 (2.79m x 2.74m / 4.45m x 2.79m)
Fitted with a range of wall and base units with work surface over and breakfast bar area. Inset 1 1/2 bowl sink with draining board. 4 ring gas hob with cover and extractor over. Hotpoint eye level double oven. Space for under counter fridge. Space for 3/4 dishwasher. Radiator. Coving to ceiling. Wood effect laminate flooring. Three double glazed windows to rear. Double glazed door to stairs leading down to the garden.

Stairs To Second Floor
Landing
Airing cupboard housing hot water cylinder. Loft access.
Bedroom 1
13'06 x 9'04 (4.11m x 2.84m)
Double glazed window to front. Coving to ceiling. Radiator. Laminate wood effect flooring.
Bedroom 2
10'08 (to wardrobe) x 9'04 (3.25m (to wardrobe) x 2.84m)
Two double glazed windows to rear. Coving to ceiling. Radiator.
Bedroom 3
10'04 x 8'10 (3.15m x 2.69m)
Double glazed window to front. Coving to ceiling. Radiator.

Bathroom
9'03 x 8'10 (2.82m x 2.69m)
Fitted with a five piece suite comprising wc, bidet, wash hand basin, bath and shower enclosure. Partially tiled walls. Radiator. Laminate wood effect flooring. Privacy window to rear.

External
To the front there is a drive leading to an integral garage. To the rear there is a secluded, mature low maintenance rear patio garden.

Tenure
Freehold
Council Tax Band
F

Services
Mains gas, electric, drainage & water (metered). Broadband service is available at the property, but there is no active connection to a provider at this time. Previously supplied by Virgin. Please refer to Ofcom checker for further coverage information. No known issues with mobile signal coverage. Please refer to the Ofcom checker for further coverage information.

Additional Information
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

