

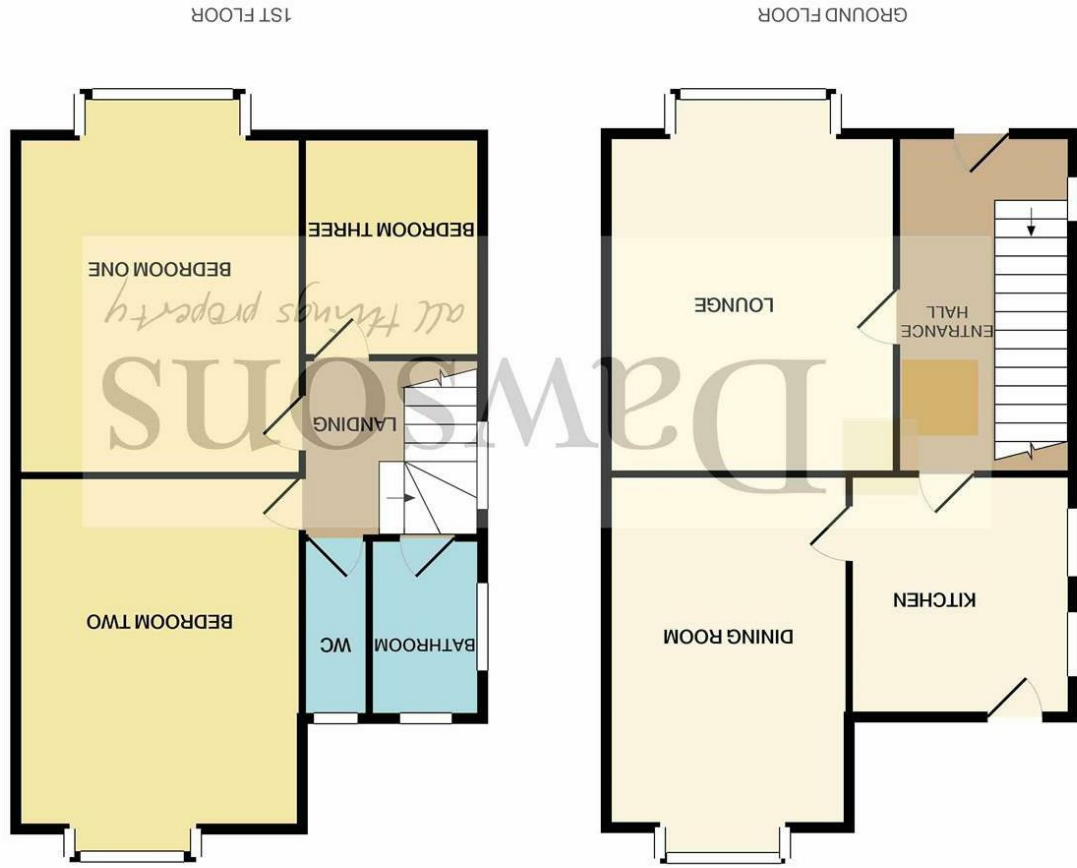
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EPC



AREA MAP



FLOOR PLAN



7 Brookvale Road  
 West Cross, Swansea, SA3 5EU  
 Asking Price £349,950

3 Bedrooms, null Bathrooms, 2 Living Areas, EPC Rating E



## GENERAL INFORMATION

An opportunity to purchase a spacious traditional three bedroom semi detached family home, situated in the popular location of West Cross and within walking distance to the local shops, surgery, schools and bus routes.

The accommodation briefly comprises of three bedrooms, two reception rooms, kitchen and bathroom. The property benefits from long driveway providing ample parking leading to detached garage. Good sized enclosed rear garden. Internal viewing is highly recommended to appreciate the size, potential to extend. EPC = E.



## FULL DESCRIPTION

### Entrance Hallway

Entered via wooden glazed front door, secondary glazed window to side, radiator, under stairs storage area with small upvc window to side.

### Lounge

15'4 x 13'1 (4.67m x 3.99m)

Wooden bay window to front, wooden fireplace surround housing gas fire and marble hearth, two radiators, wood floorboards, picture rail.

### Dining Room

16 x 10'11 (4.88m x 3.33m)

uPVC bay window to rear, gas fire, two radiators.



### Kitchen

10'10 x 10'1 (3.30m x 3.07m)

Fitted with matching wall and base units, stainless steel sink unit with mixer taps, worktops surfaces over, tiled splashback, stainless steel gas hob with extractor hood with lighting over, built in stainless steel oven and grill, double radiator, walk in pantry with plumbing for washing machine, window to rear. Two uPVC windows to side and uPVC door to rear.

### EXTERNAL

To the front garden laid to lawn with mature shrubs, long driveway to the side leading to detached garage. Side access leading to good sized level rear gardens, laid to lawn with mature shrubs and trees, garden shed, patio area.

**TENURE**  
FREEHOLD

### FIRST FLOOR

#### LANDING

Stairs to first floor, stained glass secondary window to side. doors leading to bedrooms.

#### Bedroom One

16'3 x 10 (4.95m x 3.05m)

Bay window to front, two fitted wardrobes with cupboards above, radiator.

#### Bedroom Two

12'10 x 12'10 (3.91m x 3.91m)

uPVC bay window to rear with partial sea views, picture rail, radiator.

#### Bedroom Three

10'10 x 10'1 (3.30m x 3.07m)

Window to front, radiator.

#### Bathroom

Two piece coloured suite comprising of panelled bath with electric shower over, wash hand basin, half tiled walls, airing cupboard with shelving. uPVC window to side and rear.

#### Seperate Wc

Comprising of wc and wash hand basin, half tiled walls, uPVC window to rear.

