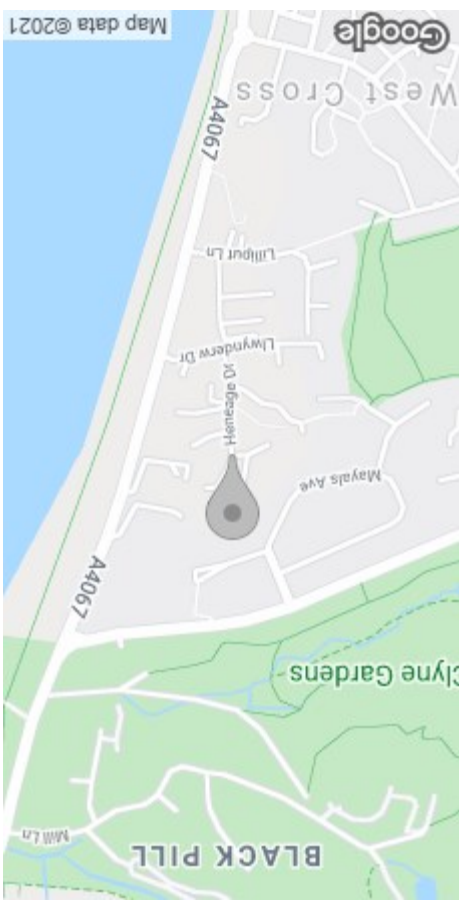
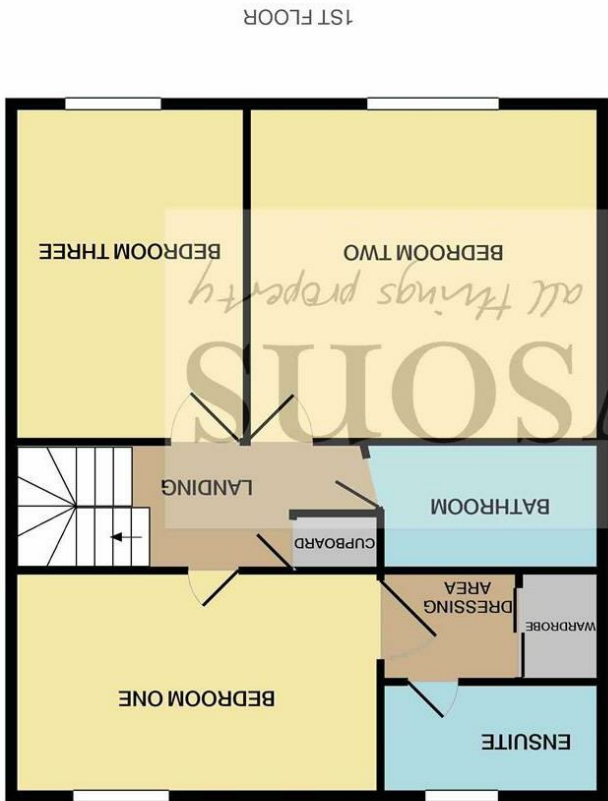


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 operability or efficiency can be given.

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AREA MAP

FLOOR PLAN



Ivy Cottage, 19 Heneage Drive
West Cross, Swansea, SA3 5BR
Asking Price £350,000

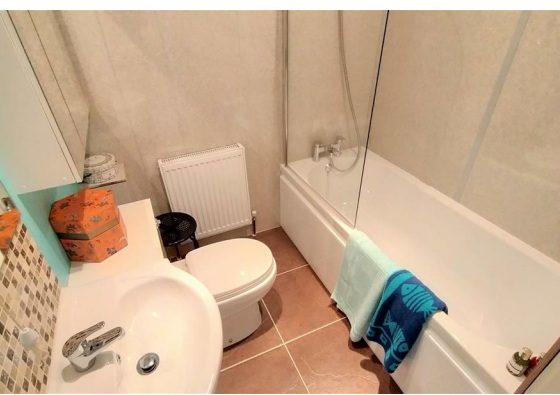
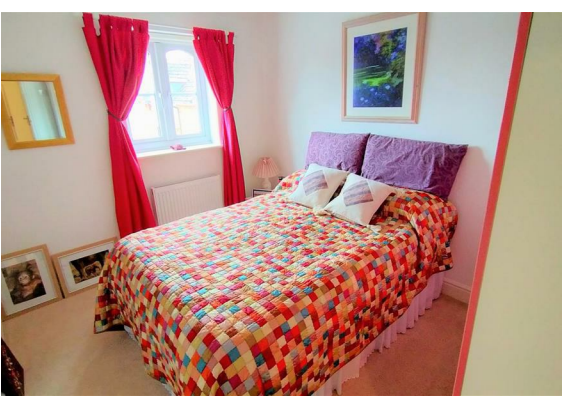


GENERAL INFORMATION

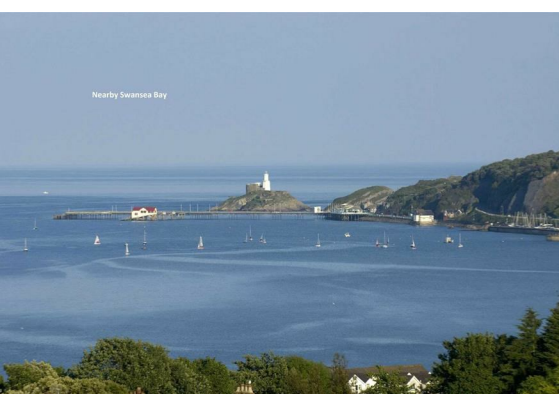
A rare opportunity to purchase a three bedroom mid link property situated in the sought after Heneage Drive. The property has been completely refurbished throughout and has been finished to a very high standard. The property is ideally situated to take advantage of everything the area boasts including the award winning Clyne Gardens and the golf course at Clyne. It is also situated just a few minutes' walk from the sea front and within a mile and a quarter of the picturesque seaside village of Mumbles and set at the gateway to Gower. The property itself briefly comprises: entrance hallway, kitchen, lounge/diner and cloakroom to the ground floor. To the first floor there are three bedrooms - master bedroom benefiting from dressing area and en-suite bathroom. Driveway parking and single garage. Attractive rear landscaped patio garden. Additional benefits include; double glazing throughout, gas central heating and partial sea views from front elevation. No chain. Viewing is highly recommended. EPC = D.

FULL DESCRIPTION

- Entrance**
Enter via uPVC double glazed door into:
- Hallway**
Radiator. Storage Cupboard. Porcelain tiled flooring. Door to:
- Cloakroom**
Comprising low level W.C and pedestal wash hand basin. Travertine wall tiles. Porcelain tiled flooring. Extractor fan. Fixed mirror.
- Kitchen**
12'5" x 11'7" (3.78 x 3.53)
Double glazed window to front with attractive window seat. Modern kitchen fitted with a range of wall, base and drawer units with granite work surfaces and upstands over incorporating 1 ½ stainless steel sink with mixer tap. Integrated appliances including built in fridge/freezer, microwave and dishwasher with double oven with four ring gas hob over and extractor hood above. Spaces for tumble dryer and washing machine. Wall mounted combi boiler. Chrome ladder style radiator. Metal splash back. Porcelain tiled flooring. Plain plastered and coved ceiling.



- Lounge**
16'7" x 15'7" (5.05 x 4.75)
Double glazed window and bi-folding doors to rear. Two radiators. Feature fireplace housing real gas fire set in wooden surround with granite hearth. Two alcoves. Under stairs storage. Stairs to first floor with storage cupboards. Plain plastered and coved ceiling.
- First Floor**
Landing
Storage cupboard. Loft access to boarded attic with light and loft ladder. Doors to:
- Bedroom One**
10'3" x 10'2" (3.12 x 3.10)
Double glazed window to rear. Radiator. Dressing area with mirrored wardrobes. Plain plastered and coved ceiling. Door to:
- En-suite**
Double glazed privacy window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and step in shower cubicle with glass enclosure. Tiled splash back and flooring. Extractor fan. Radiator. Plain plastered and coved ceiling.
- Bedroom Two**
8'9" x 8'2" (2.67 x 2.49)
Double glazed window to front with partial sea views. Radiator. Plain plastered and coved ceiling.
- Bedroom Three**
10'8" x 7'3" (3.25 x 2.21)
Double glazed window to front with partial sea views. Radiator. Plain plastered and coved ceiling.



- Bathroom**
Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over and glass enclosure. Tiled splash back and flooring. Spot lights. Extractor fan. Plain plastered and coved ceiling.
- External**
Front
Driveway parking with single garage. Small, neat enclosed area to front. Outside tap.
- Rear**
Landscaped patio garden with borders of mature shrubs and decorative stones. Outside tap. Place for rotary line.
- TENURE**
FREEHOLD - £10 a year contribution towards Insurance on Garage Block.