



## 14 Maytree Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5NB

**£189,950**

For sale this two double bedroom semi-detached home boasting driveway parking & detached garage. Located in the popular location of West Cross.

This is a lovely home in a convenient location for the local shops and amenities. It is also close to the Mumbles Bay foreshore and has good road links to Gower and Swansea City Centre. In our opinion, an ideal first-time buy or investment. Viewing is highly recommended. NO CHAIN. EER-D66

The accommodation comprises; porch, lounge, kitchen and rear lobby to the ground floor. To the first floor, you have a bathroom and two double bedrooms. Externally to the front, you have private driveway parking for one vehicle leading to the detached garage. Raised lawned garden home to a variety of flowers and shrubs. Side access to the rear garden. To the rear you have a lawned area. Patio seating area with ample room for tables and chairs. The rear garden is bordered by fencing, hedging and wall. Gate to the side lane.

### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a door to the rear lobby. Door to lounge.

### Lounge 10'1" x 17'8" (3.079 x 5.410 )



With a double glazed window to the front. Door to kitchen. Feature gas fire set on marble hearth with marble surround. Radiator.

### Kitchen 7'8" x 17'9" (2.346 x 5.413 )



With a double glazed window to the rear. Opening to rear lobby. Stairs to the first floor. The kitchen is well-appointed and fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Four ring Neff gas hob with oven & grill under. Extractor hood over. Integral fridge. Breakfast bar. Tiled floor. Tiled splash backs. Radiator. Spotlights.

### Kitchen



### Rear Lobby

With a frosted double glazed PVC door to the rear garden. Tiled floor. Radiator.

### First Floor

### Landing

With a double glazed window to the rear. Door to airing cupboard. Door to bathroom. Door to bedrooms. Loft access.

### Bathroom 8'2" x 5'7" (2.493 x 1.723 )

With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle. Low-level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

### Bathroom



### Bedroom One 9'6" x 14'11" (2.916 x 4.551)



With a double glazed window to the front. Radiator. Door to built-in storage cupboard.

### Bedroom Two 11'6" x 9'7" (3.513 x 2.923)



With a double glazed window to the front. Radiator. Doors to built-in wardrobes.

### External

#### Front

You have private driveway parking for one vehicle leading to the detached garage. Raised lawned garden home to a variety of flowers and shrubs. Side access to the rear garden.

### Front Garden



### Rear

You have a lawned area. Patio seating area with ample room for tables and chairs. The rear garden is bordered by fencing, hedging and wall. Gate to the side lane.

### Garage 16'4" x 8'11" (5.001 x 2.743)

With an 'up & over' door. Power & light.

### Rear Garden



**Rear Garden**



**Rear Garden**



**Rear Garden**



**Rear Garden**

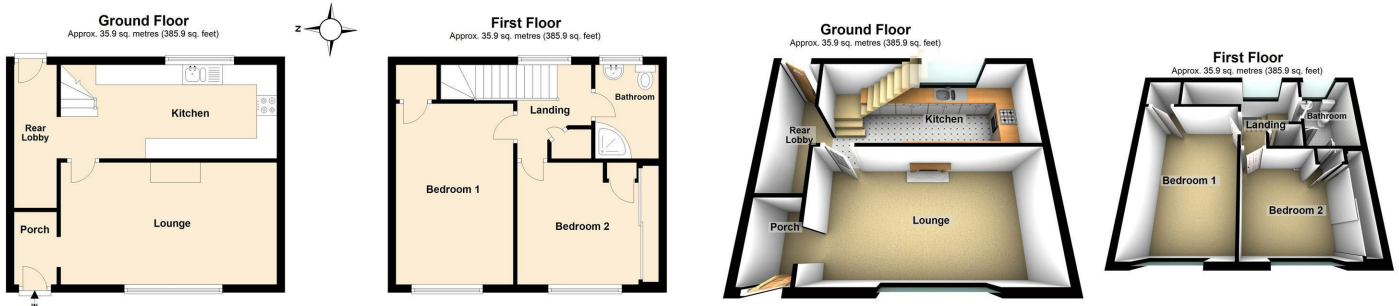


**Rear Garden**



**Tenure**  
Freehold.

## Floor Plan



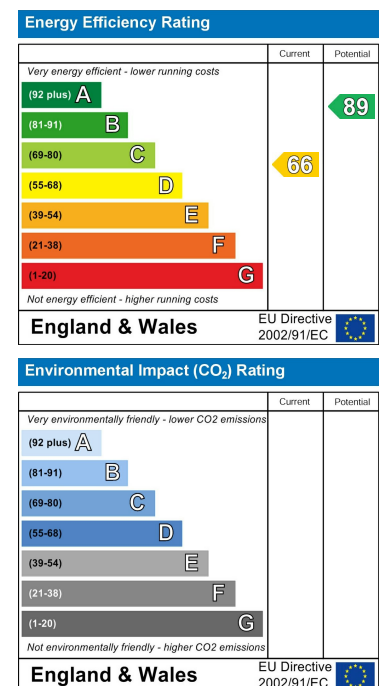
Total area: approx. 71.7 sq. metres (771.9 sq. feet)

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## Area Map



## Energy Efficiency Graph



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