



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

A rare opportunity to purchase a three bedroom mid link property situated in the sought after Heneage Drive. The property has very recently 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.

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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.

Kitchen 12'5 x 11'7 (3.78m x 3.53m)

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 1/2 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 (5.05m x 4.75m)

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 (3.12m x 3.10m)

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 (2.67m x 2.49m)

Double glazed window to front with partial sea views. Radiator. Plain plastered and coved ceiling.

Bedroom Three 10'8 x 7'3 (3.25m x 2.21m)

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 with shrubs. Outside tap.

Rear

Landscaped patio garden with borders of mature shrubs, hedges and decorative stones. Outside tap. Place for rotary line.

DIRECTIONS

From our Mumbles branch continue to the bottom of Newton Road and turn left at the roundabout. Continue along Mumbles Road to the next roundabout. Go straight on taking the second left onto Llwynderw Drive. Take the first turning right into Heneage Drive - follow the road right around and the property can be found in the corner on your left hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

