



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsonsproperty.co.uk have not checked the service availability of any appliances or central heating boilers which are included in the sale.



**4 SOUTHLANDS DRIVE, WEST CROSS, SWANSEA,  
ASKING PRICE £254,950**



An opportunity to purchase a three/four bedroom detached dormer bungalow boasting some sea views to the front aspect. The property is ideally situated to take advantage of all local amenities the area has to offer including shops and frequent buses, also within a mile of the bustling seaside village of Mumbles. The accommodation itself briefly comprises; entrance into porch leading to hallway, kitchen, lounge, shower room and two bedrooms that could be used as living space. To the first floor are a further two bedrooms. Externally driveway/garage to the front also laid to lawn garden surrounded by mature plants and shrubs connecting to the rear also housing lawn area and further shrubbery. Benefits include new boiler installed three years ago. The property itself is in need of complete updating and modernising enabling any purchaser to add their own stamp. Viewing recommended to appreciate the potential on offer. No chain.

**Entrance**

Enter via uPVC double glazed front door into:

**Kitchen 11'0 x 9'0 (3.35m x 2.74m)**

Double glazed window to front. Fitted with a range all wall, base and drawer units with work surfaces over incorporating stainless steel double sink with mixer tap. Spaces for washing machine and fridge/freezer. Door to pantry. Radiator. Plain plastered ceiling. Door to:

**Hallway**

Stairs to first floor with under stairs storage cupboard. Radiator. Door to rear leading to porch. Doors to:

**Lounge 19'0 x 10'0 (5.79m x 3.05m)**

Double glazed windows to front and side allowing plenty of natural light creating a bright and airy feel. Radiator. Wall mounted gas fire. Serving hatch through to kitchen. Plain plastered ceiling.

**Sitting Room/Bedroom Three 13'0 x 11'0 (3.96m x 3.35m)**

Double glazed window to front. Full length fitted wardrobes. Radiator.

**Dining Room/Bedroom Four 11'0 x 10'0 (3.35m x 3.05m)**

Double glazed window to side. Radiator. Plain plastered ceiling.

**Shower Room**

Double glazed privacy window to rear along with small stained glass window. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in disability friendly shower cubicle. Radiator. Fully tiled walls. Plain plastered ceiling.

**First Floor**

**Landing**

Storage cupboard housing boiler. Doors to:

**Bedroom One 16'0 x 13'0 (4.88m x 3.96m)**

Double glazed windows to front and side. Eaves storage. Radiator.

**Bedroom Two 12'0 x 9'0 (3.66m x 2.74m)**

Double glazed windows to front and side with partial sea views. Eaves storage. Radiator.

**Externally**

Gated driveway providing parking leading to single garage. The remainder of the garden which wraps around the property is laid to lawn and houses a variety of mature, plants, shrubs and trees offering a good deal of privacy.

**DIRECTIONS**

From our Mumbles showroom proceed up Newton Road, turn right at the top and take the second right again. Proceed to the end of this road and bear left into Sherringham Drive. Proceed along Southlands Drive whereupon the property will be located towards the end of the road on the left hand side.

**TENURE:** Leasehold

149 years remaining.

**COUNCIL TAX:** F

**EPC RATING:** D

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