



7 Cormorant Way, West Cross SA3 5RQ

Offers in the region of £450,000

Stunning Family Home
Light Filled Open Plan
Four Bedrooms
Views Across Swansea Bay

DESCRIPTION

A stunning open plan home. The light filled kitchen/family room, utility and family bathroom is arranged over the first floor as is the living room which opens onto a balcony overlooking Swansea Bay. There is a toy room, and a further music/reading room that can be found on the second floor boasting further panoramic views. There are four bedrooms one with an en suite, to the ground floor. Externally the garden and decking to both sides lead to the rear where there is further garden laid to lawn enclosed mature shrubs and hedges. This is a superb position offering good access to Mumbles and local beaches and local schools.

ENTRANCE HALL

Solid door into ground floor hallway. Coving to ceiling, radiator. Staircase to first floor.

KITCHEN/FAMILY ROOM

23'10x22'08x8'01 (7.26m x 6.91m x 2.46m)
Roll top work surface with base and eye level; kitchen cupboards. Single stainless steel sink and drainer with mixer tap. Integral cooker and hob with extractor fan over. Space for dish washer, fridge freezer, part tiled walls.

Two sets of double glazed doors, to side and to rear. Four vellux windows. Radiator.

CLOAK CUPBOARD

UTILITY ROOM

Space for washing machine and dryer. Gas combi boiler in store cupboard.

LIVING ROOM

22'01x 11'11x23'11x9'06
(6.73m x 3.63m x 7.29m x
Coving to ceiling, Three radiators, two double glazed windows to front and side, double glazed door onto flat roof/balcony.

OFFICE/TOY ROOM

8'10 x 8'01 (2.69m x 2.46m)
Radiator, double glazed window to side.

ATTIC/MUSIC ROOM

12'01 x 8'00 (3.68m x 2.44m)
Double glazed feature window to front.

FAMILY BATHROOM

Corner bath, wash hand basin, WC, heated towel rail, double glazed window to side. Tiled floor, part tiled walls.

BEDROOM ONE 1

14'02 x 9'05 (4.32m x 2.87m)
Integral wardrobe, coving to ceiling, radiator, double glazed window to side. Walk through wardrobe leading into :

EN SUITE

Double shower cubicle, wash hand basin, WC, tiled floor and walls, heated towel rail.

BEDROOM TWO

11'06 x 8'03 (3.51m x 2.51m)
Coving to ceiling, radiator and double glazed window to front

BEDROOM THREE

11'06 x 9'01 (3.51m x 2.77m)
Coving to ceiling, radiator and double glazed window to front

BEDROOM FOUR

10'02 x 9'01 (3.10m x 2.77m)
Integral wardrobe, coving to ceiling, radiator and double glazed window to side.

EXTERNALLY

To front, off street parking for a number of cars. Garden and decking to either side of property, leading to rear. Rear garden laid to lawn, with garden shed. Enclosed by mature trees and hedges.

SERVICES

We have assumed mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Newton Road, turn left and follow Newton Road straight with Underhill Park on your left-hand side. Follow the road up the hill and at the junction turn right and immediately right again onto Slade Road. Follow Slade Road to the end turning left onto Sherringham Drive. Follow this road along when the road joins Southlands Drive turn left, follow road along and property can be found on the left .