



35 Moorside Road, West Cross, Swansea, SA3 5EZ
£364,000

A semi detached spacious three bedroom family home. The property which boasts sea views from the front aspect is situated in the popular location of West Cross and within walking distance to the local shops, surgery, schools and bus routes. The accommodation briefly comprises; porch, entrance hallway, sitting room, lounge open plan into dining room, fitted kitchen/breakfast area and wc. To the first floor are three bedrooms and a shower room. Externally to the front is driveway leading to garage along with a garden area and path leading to front door. To the rear is a level and enclosed garden with patio seating area. Viewing is highly recommended to appreciate this lovely property and convenient location on offer. EPC D

£364,000



Entrance

Enter via double glazed front door into:

Porch

Double glazed window to side. Tiled flooring. Door into:

Hallway

Under stairs storage cupboard. Further built in cupboard. Stairs to first floor. Rooms off.

Sitting Room 12'04 x 12'05 (3.76m x 3.78m)

Double glazed bay window to front. Feature fireplace with inset gas fire wood surround and marble effect hearth. Coving to ceiling.

Kitchen 11'07 x 14'07 (3.53m x 4.45m)

Fitted with a range of wall and base units with work surfaces over, single sink and drainer unit, walls tiled to splash back. Integrated dishwasher. Six ring gas hob with oven under and extractor hood over. Tiled flooring. Coving to ceiling. Radiator. Double glazed window to side and rear. Door to:

Rear Porch

Double glazed door to garden. Tiled flooring.

WC

Fitted with a two piece suite comprising: wc and wash hand basin. Partly tiled walls. Tiled flooring. Coving to ceiling. Double glazed frosted glass window to rear.

Lounge 12' x 12'04 (3.66m x 3.76m)

Double glazed bay window to front. Feature fireplace with inset gas fire, wood surround and marble effect hearth. Coving to ceiling. Open plan into:

Dining Room 12' x 12'04 (3.66m x 3.76m)

Double glazed french doors to garden. Coving to ceiling. Radiator.

Stairs to First Floor

Landing

Feature glass window to front. Double glazed frosted glass window to rear. Access to loft space. Built in airing cupboard. Radiator. Rooms off.

Bedroom One 12'05 x 11'03 (3.78m x 3.43m)

Double glazed bay window to front. Coving to ceiling. Radiator.

Bedroom Two 9'10 x 12'04 (3.00m x 3.76m)

Double glazed bay window to front. Floor to ceiling built in wardrobes with ample hanging space and shelving. Coving to ceiling. Radiator.

Shower Room

Two piece suite comprising wash hand basin and shower cubicle with mains shower. Wall mounted chrome heated towel rail. Fully tiled walls. Tiled flooring.

Bedroom Three 9'07 x 9'06 (2.92m x 2.90m)

Double glazed window to rear. Coving to ceiling. Radiator.

WC

Frosted glass double glazed window to rear. Wc. Partly tiled walls. Tiled flooring.

Externally

Front

Enclosed and level garden laid to lawn with various flowers, trees and shrubs. Driveway parking leading to garage. Gated side access.

Rear

Level and enclosed garden laid to lawn bordered with raised flower beds along with a patio seating area.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

