



107 West Cross Lane, West Cross, Swansea, City & County Of Swansea, SA3 5NQ

Asking Price £300,000

We are delighted to bring to market this three bedroom detached bungalow in the sought after location of West Cross Lane, West Cross.

The accommodation comprises; porch, hallway, lounge/dining room, kitchen, bathroom and three double bedrooms. Externally to the front you have driveway parking for two vehicles leading to the garage. Low maintenance patio garden. Raised flower beds. Side access. To the rear you have a raised patio seating area. Lawned garden home to a variety of flowers and shrubs. Patio seating area. Detached garden shed.

We feel this property is a lovely home in a convenient location close to the village of Mumbles and all the local amenities the area has to offer. Viewing is highly recommended. EER-D67

Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With frosted double glazed windows to the front. Frosted double glazed PVC door to the hallway. Tiled floor.

Hallway

With doors to lounge, kitchen, bathroom, bedrooms, storage cupboard & airing cupboard. Radiator.

Lounge/Dining Room 21'11" x 15'3" (6.67 x 4.65)



With a double glazed bay window to the front. Two radiators. Feature gas fire set on marble hearth. Opening to dining room.

Dining Room

With a double glazed window to the side. Double glazed bay window to the rear. Door to kitchen. Radiator.

Kitchen 9'7" x 9'11" (2.93 x 3.03)



With a double glazed window to the rear. Frosted double glazed PVC door to the rear. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Space for fridge/freezer. Space for washing machine. Space for cooker. Tiled splash backs. Radiator.

Bathroom 9'5" x 6'1" (2.86 x 1.85)



With a frosted double glazed window to the rear. Suite comprising; shower cubicle. Bathtub. Low level w/c. Wash hand basin. Radiator. Tiled floor. Tiled walls.

Bedroom 1 11'11" x 9'7" (3.64 x 2.92)



With a double glazed bay window to the rear. Radiator.

Bedroom 2 9'1" x 11'11" (2.77 x 3.62)



With a double glazed bay window to the front. Radiator.

Bedroom 3 9'5" x 8'8" (2.88 x 2.64)



With a double glazed window to the front. Radiator.

External



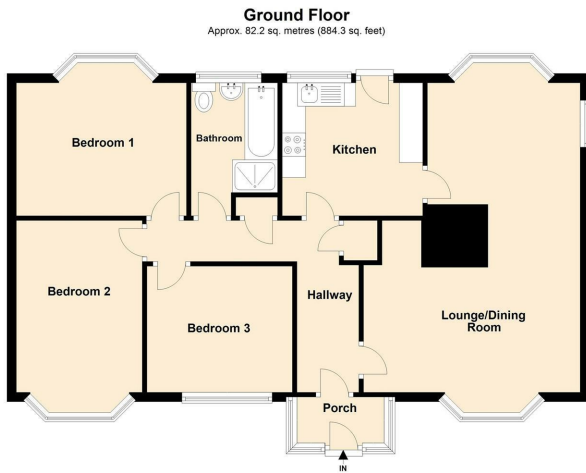
To the front you have driveway parking for two vehicles leading to the garage. Low maintenance patio garden. Raised flower beds. Side access. To the rear

you have a raised patio seating area. Lawned garden home to a variety of flowers and shrubs. Patio seating area. Detached garden shed.

Garage

With 'up & over' door. Power & light. Glazed window to the side.

Floor Plan

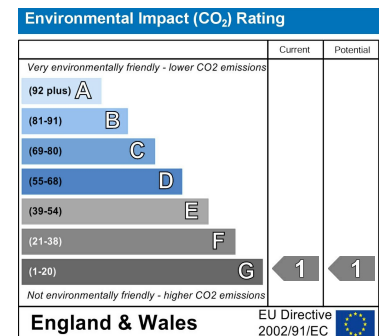
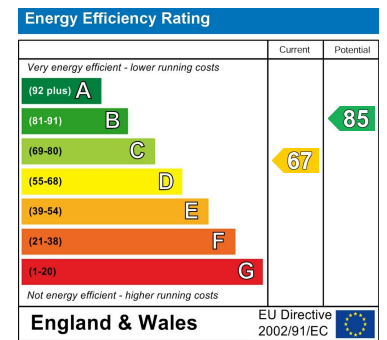


Total area: approx. 82.2 sq. metres (884.3 sq. feet)

Area Map



Energy Efficiency Graph



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