



6 Grange Crescent, West Cross SA3 5ET

Asking price £395,000

Four Bedroom Semi Detached House
Updated To A High Standard
Cul De Sac Location
Off Road Parking And Garage
Large South Facing Rear Garden

TS/WJ/78718/080121

DESCRIPTION

We have the pleasure in bringing to the market this very well presented four bedroom semi detached home situated at the end of a quiet cul-de-sac.

The property has been sympathetically modernised and updated to a lovely standard by the current owners and offers generous room sizes throughout. The property lends itself to family living with a fantastic kitchen/family room opening out to a sizeable conservatory and in turn the beautiful garden. A converted loft provides a spacious master bedroom with en-suite shower room and completed with a Juliette balcony which overlooks the large rear garden and offers partial sea views.

To the front there is a driveway with ample off road parking for a number of vehicles and a garage to the side. Grange Crescent is a quiet residential cul-de-sac in a very popular location and is a short walk to three highly regarded primary

HALL

Entered via door to front, double glazed window to front, radiator, stairs to first floor, door to;

KITCHEN/FAMILY ROOM

20'11 x 12' (6.38m x 3.66m)

Double glazed window to side, single glazed window to rear, radiator, fitted with a range of wall and base units with oak worktop over, ceramic sink, wall mounted boiler, integrated extractor fan, tiled splashback, log burner, single glazed double doors to;

CONSERVATORY

20'2 x 9'7 (6.15m x 2.92m)

Double glazed windows to rear and side, radiator, double glazed exterior door to rear.

LOUNGE

11'1 x 10'10 (3.38m x 3.30m)

Double glazed bay window to front, radiator.

CLOAKROOM

Double glazed window to side, wash basin, WC.

FIRST FLOOR

LANDING

Double glazed window to side, two storage cupboards, stairs to second floor, doors to;

BEDROOM TWO

11'2 x 10'8 (3.40m x 3.25m)

Double glazed bay window to front, radiator.

BEDROOM THREE

10'10 x 8'7 (3.30m x 2.62m)

Double glazed window to rear, radiator, storage cupboard.

BEDROOM FOUR

9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to rear and side, radiator, storage cupboard, coved ceiling.

BATHROOM

Double glazed window to side, bath with shower over, wash hand basin, WC, heated towel rail, tiled walls.

SECOND FLOOR

Leading to;

MASTER BEDROOM ONE

15'2 x 10'5 (4.62m x 3.18m)

Double glazed window to rear, double glazed velux window to front, double glazed double doors to rear leading to the Juliette balcony, radiator, storage cupboard, door to;

EN-SUITE SHOWER ROOM

Double glazed window to rear, wash hand basin with unit under, WC, rainfall shower.

EXTERNALLY

To the front is off road parking for a number of vehicles and a **GARAGE** to the side. To the rear is a large established garden with a range of mature trees and shrubs, large patio area, lawn area and a **SHED**.

SERVICES

We are advised that mains services are connected to the property.

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We are advised that all 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 Freehold

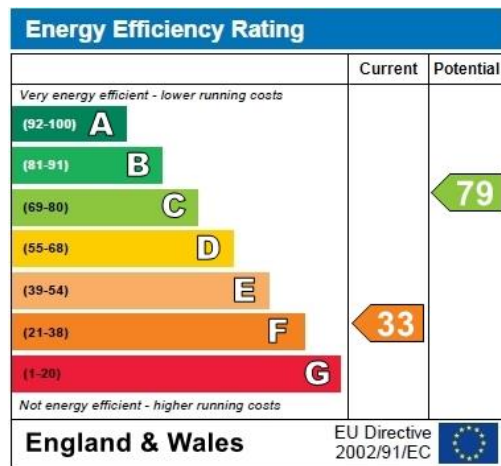
GENERAL NOTE

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 Newton Road office, continue down towards the foreshore and at the mini-roundabout take the left-hand turning onto Mumbles Road. Continue through to West Cross and at the roundabout take the left-hand turn into Fairwood Road. Take the first left-hand turn into West Cross Lane and then the first right into Grange Road which leads into Grange Crescent where the property will be located on the left hand side.

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**John.
Francis**