



24 Rushwind Close, Westcross, SA3 5RF

Opportunity to purchase a delightful three bedroom link detached home situated in the popular location of West Cross. Within walking distance to all the area has to offer including local shops, surgery, schools and bus routes, as well as being just a short drive from the bustling seaside village of Mumbles. The accommodation itself briefly comprises: lounge open plan into dining room, conservatory, modern fitted kitchen, wc and utility room. To the first floor are three bedrooms and a family bathroom. Externally is driveway parking leading to garage along with garden laid to lawn. To the rear is an enclosed and level garden with patio seating area. Viewing is highly recommended to appreciate the standard and location of the property.

EPC D

Offers In The Region Of £345,000

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Entrance

Enter via double glazed front door into:

Hallway

Double glazed window to side. Radiator. Coving to ceiling. Stairs to first floor. Rooms off.

WC

Fitted with a two piece suite comprising wash hand basin and WC. Partly tiled walls. Tiled flooring. Radiator. Coving to ceiling.

Lounge 13'06 x 12'05 (4.11m x 3.78m)

Double glazed window to front. Feature fireplace with inset gas fire. Coving to ceiling. Radiator. Open plan into:

Dining area 10'01 x 10'07 (3.07m x 3.23m)

Coving to ceiling. Door to kitchen. Double glazed sliding door into:

Conservatory 9'02 x 6'04 (2.79m x 1.93m)

Wood effect flooring. Double glazed door to garden.

Kitchen 10'04 x 10 (3.15m x 0.25m)

Fitted with a range of wall and base units with work surfaces over. Sink and drainer unit with mixer tap over. Integrated dishwasher. Integrated fridge. Four ring gas hob with extractor hood over. Eye level electric oven and microwave. Laminate wood effect flooring. Coving to ceiling. Built in storage cupboard with shelving. Double glazed window to rear. Door to

Utility Room 9'11 x 9'07 (3.02m x 2.92m)

Fitted with a range of base units with work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine, tumble dryer and freezer. Laminate wood effect flooring. Double glazed window to rear. Double glazed window to rear. Door to garage.

First Floor

Landing

Frosted glass window to side. Access to loft space. Rooms off

Bedroom One 12'07 x 11'03 (3.84m x 3.43m)

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

Bedroom Two 10'01 x 11'04 (3.07m x 3.45m)

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

Bedroom Three 10'01 x 9'03 (3.07m x 2.82m)

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

Bathroom

Fitted with a three piece suite comprising: Wash hand basin set into vanity unit. WC and bath with mains shower over. Fully tiled walls. Tiled flooring. Radiator. Built in airing cupboard housing water tank. Double glazed frosted glass window to front.

External

Front

Driveway parking leading to garage. Garden laid to lawn bordered with various flowers, trees and shrubs. Path leading to entrance door.

Rear

Patio seating area within an enclosed and level garden laid to lawn.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli



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