



## 65 Southlands Drive, West Cross, Swansea, City & County Of Swansea, SA3 5RJ

**£400,000**

A superb opportunity to purchase a recently renovated three double bedroom detached property offering panoramic sea views of Swansea Bay to the rear, just a short distance from Mumbles and Langland Bay. NO ONWARD CHAIN.

The accommodation comprises; porch, hallway, bathroom & three double bedrooms to the ground floor. To the lower ground floor, you have a lounge/dining room & kitchen. Externally to the front, you have driveway parking for two vehicles leading to the garage. Lawned garden. Side access. To the rear, you have a patio seating area leading to a lawned garden. The rear garden boasts wonderful sea views of Swansea Bay that have to be viewed to be truly appreciated.

Finished to a high standard, we feel this property is ideally placed for the hustle of Mumbles Village with all the local shops and amenities, as well as being ideally placed for Langland Bay and many of the beautiful beaches of Gower. Viewing is highly recommended. EER-D58

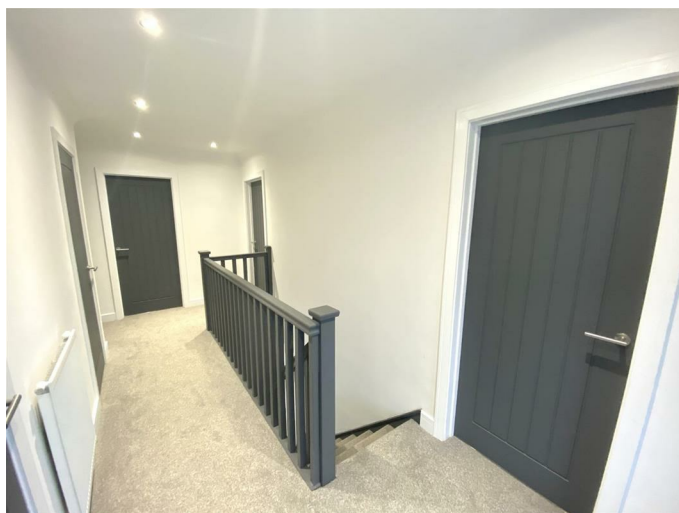
### Entrance

Via a double glazed PVC door into the porch.

### Porch

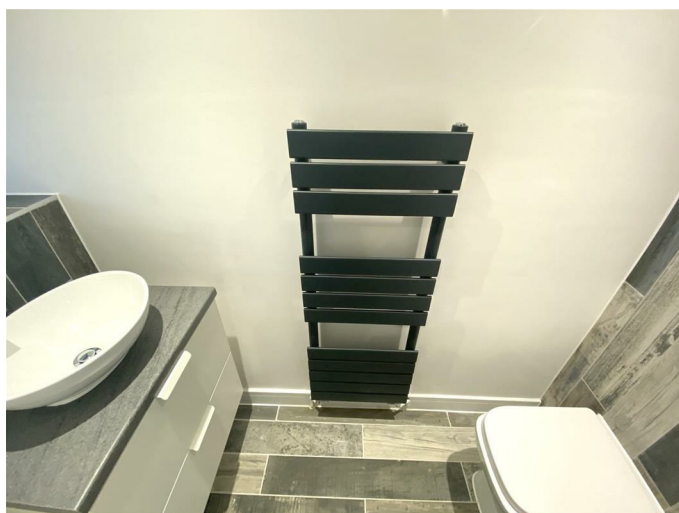
With a frosted glazed hardwood door to the hallway. Double glazed windows to the front. Tiled floor.

### Hallway



With stairs down to the lower ground floor. Door to cloakroom. Door to bathroom. Doors to bedrooms. Door to airing cupboard. Radiator.

### Cloakroom 7'0" x 2'8" (2.150 x 0.818)



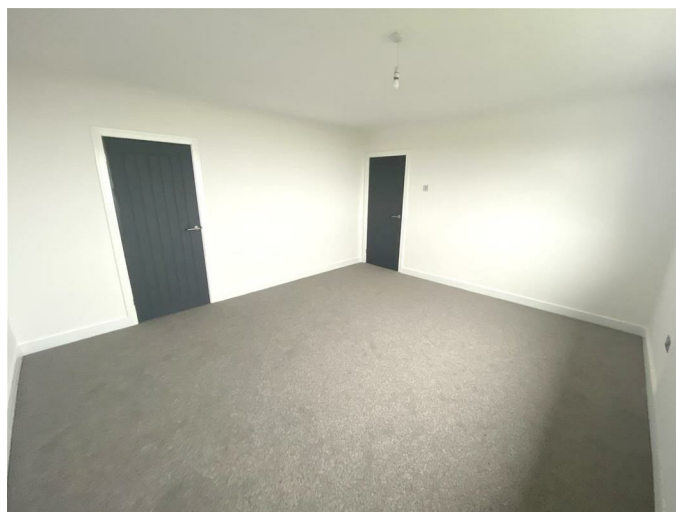
With a frosted glazed window to the front. Well-appointed suite comprising; low-level w/c, wash hand basin. Heated towel rail. Tiled floor. Spotlights.

### Bedroom One 13'1" x 15'2" (3.997 x 4.647)



With a double glazed window to the rear offering panoramic sea views of Swansea Bay and beyond. Radiator. Door to storage cupboard.

### Bedroom One



## View



**Bedroom Two 15'3" x 11'0" (4.650 x 3.377)**



With a double glazed window to the front. Radiator. Door to storage cupboard.

## Bedroom Two



**Bedroom Three 13'0" x 9'11" (3.965 x 3.034)**



With a double glazed window to the rear offering panoramic sea views of Swansea Bay and beyond. Radiator. Door to storage cupboard.

**Bathroom 9'4" x 8'2" (2.855 x 2.496)**



With a double glazed window to the rear offering panoramic sea views of Swansea Bay and beyond. A beautifully appointed bathroom suite comprising; corner shower cubicle. Freestanding bathtub. Low-level w/c. Two wash hand basins. Tiled floor. Tiled walls. Radiator. Spotlights. Extractor fan.

**Bathroom**



**Bathroom**



**Lower Ground Floor**

**Lounge/Dining Room 15'3" x 24'9" (4.656 x 7.566)**



With a double glazed window to the rear offering panoramic sea views of Swansea Bay and beyond. Double glazed French patio doors to the rear garden. Two radiators. Tiled floor. Spotlights. Door to the kitchen.

## Lounge/Dining Room



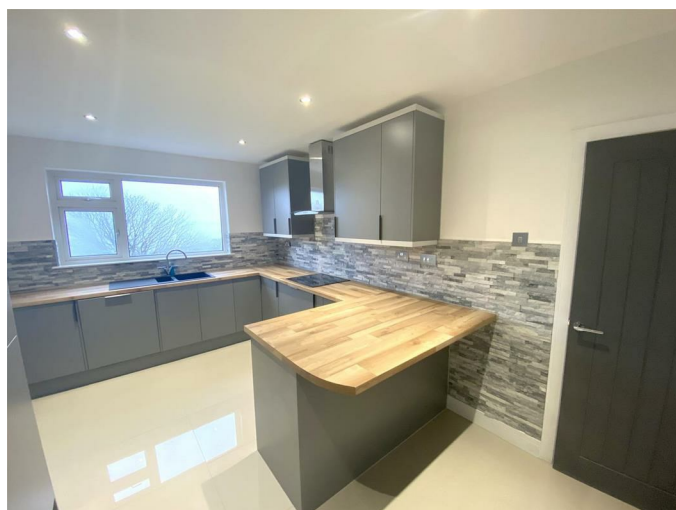
## Kitchen



## Kitchen 15'2" x 11'9" (4.645 x 3.595)



## Kitchen



With a double glazed window to the rear offering panoramic sea views of Swansea Bay and beyond. Frosted double glazed PVC door to the side. A well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a contemporary sink and drainer unit with mixer tap over. Integral dishwasher. Four ring hob with extractor hood over. Integral fridge. Integral freezer. Integral microwave. Integral oven & grill. Breakfast bar. Tiled floor. Spotlights.

## External

### Front

You have driveway parking for two vehicles leading to the garage. Lawned garden. Side access.

### Rear

You have a patio seating area leading to a lawned garden. The rear garden boasts wonderful sea views of Swansea Bay that have to be viewed to be truly appreciated.

**Another Aspect**



**Rear Garden**



**View**

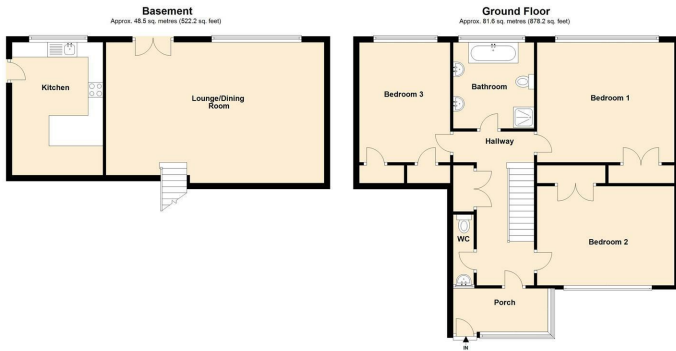


**Rear Garden**

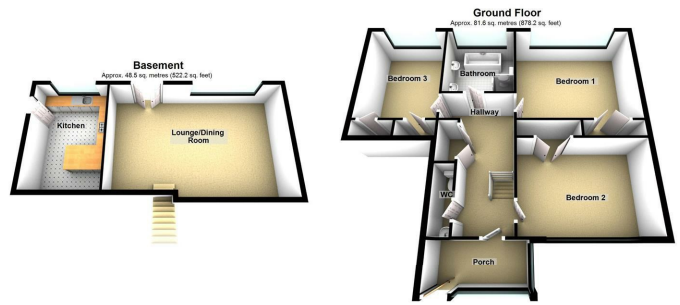


**Tenure**

# Floor Plan



Total area: approx. 130.1 sq. metres (1400.4 sq. feet)

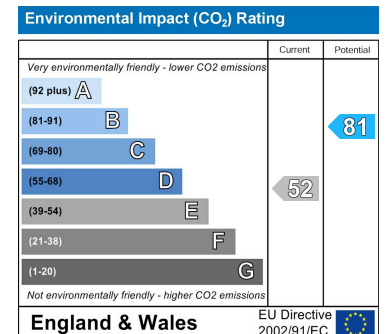
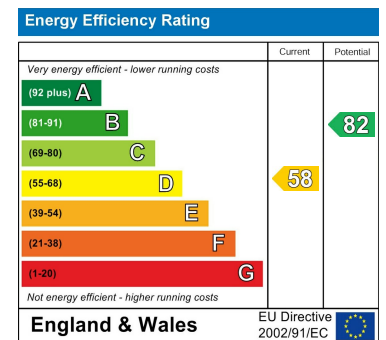


Total area: approx. 130.1 sq. metres (1400.4 sq. feet)

# Area Map



# Energy Efficiency Graph



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