



28 Woodland Avenue, West Cross, Swansea, City & County Of Swansea, SA3 5LY

£395,000

Astleys are delighted to bring to the market this well presented three bedroom detached family home in the popular area of West Cross offering great versatility and sea views. The property boasts fantastic gardens to the front & rear.

The accommodation comprises to the ground floor; hallway, lounge, bathroom, kitchen/breakfast room, utility room and dining room. To the first floor, you have a shower room and three bedrooms. Externally to the front, you have driveway parking for two vehicles. Side access. Low maintenance garden home to trees and shrubs. Door to the storage area. Door to utility room. To the rear, you have a South facing garden with a patio seating area with ample room for tables and chairs. Steps leading down to a lawn area. Steps to a further gravelled garden bordered by fencing. Detached garden shed. Side access.

In our opinion a superb property within close proximity to the local shops, post office, Mumbles and Swansea Bay. Early viewing is highly recommended to fully appreciate all this property has to offer. EER-D58

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Door to lounge. Door to bathroom. Door to kitchen/breakfast room. Parquet flooring. Radiator.

Lounge 16'8" x 10'1" (5.101 x 3.098)



With a double glazed bay window to the front. Two double glazed windows to the side. Feature fireplace with tiled hearth and wood surround. Parquet flooring. Radiator.

Lounge



Bathroom 6'4" x 10'10" (1.940 x 3.313)



With a double glazed window to the side. Frosted double glazed window to the side. Suite comprising; bathtub. Low-level w/c. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

Open Plan Kitchen/Living/Dining Room 19'10" x 13'8" (6.069 x 4.169)



With a double glazed window to the side. Double glazed sliding patio doors to the rear garden. Door to utility room. Door to the dining room. A beautifully appointed kitchen fitted with a range of base and wall units, running granite work surface incorporating a ceramic sink with mixer tap over. Space for range master cooker. Extractor hood over. Integral fridge. Spotlights. Skylight. Two radiators. Tiled floor.

Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Utility Room

With a frosted double glazed window to the front. Frosted double glazed PVC door to the front. Running worksurface. Base and wall units. Space for American style fridge/freezer. Tiled floor.

Dining Room 17'10" x 10'1" (5.446 x 3.074)



With a double glazed window to the rear. Double glazed sliding patio door to the rear garden. Tiled floor. Radiator.

First Floor

Landing

You have doors to shower room and bedrooms. Loft access.

Bedroom One 16'6" x 9'10" (5.046 x 3.021)



With a double glazed bay window to the front. Radiator. Doors to built-in wardrobes.

Bedroom One



Bedroom Two 9'1" x 12'4" (2.788 x 3.773)



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

View

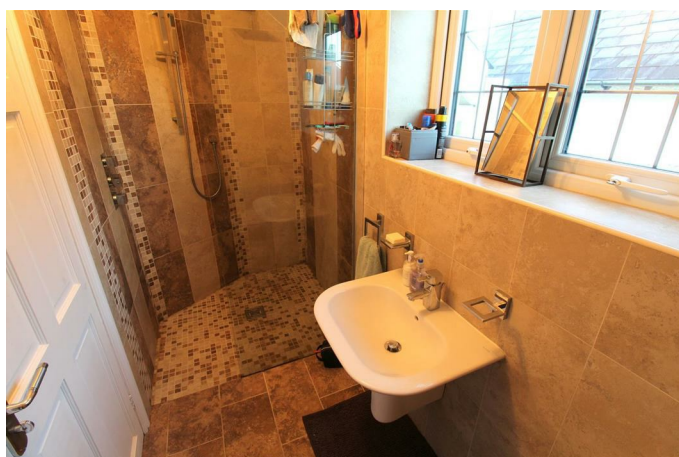


Bedroom Three 9'3" x 7'5" (2.833 x 2.284)



With a double glazed window to the rear offering sea views of Swansea Bay. Radiator.

Shower Room 3'11" x 10'7" (1.205 x 3.247)



With a double glazed window to the side. Well-appointed suite comprising; walk-in shower with oversized shower head above. Low-level w.c. Wash hand basin. Tiled floor. Tiled walls. Heated towel rail.

External

Front

You have driveway parking for two vehicles. Side access. Low maintenance garden home to trees and shrubs. Door to the storage area. Door to utility room.

Rear

To the rear, you have a South facing garden with a

patio seating area with ample room for tables and chairs. Steps leading down to a lawned area. Steps to a further gravelled garden bordered by fencing. Detached garden shed. Side access.

Another Aspect

Rear Garden



Rear Garden



Rear Garden



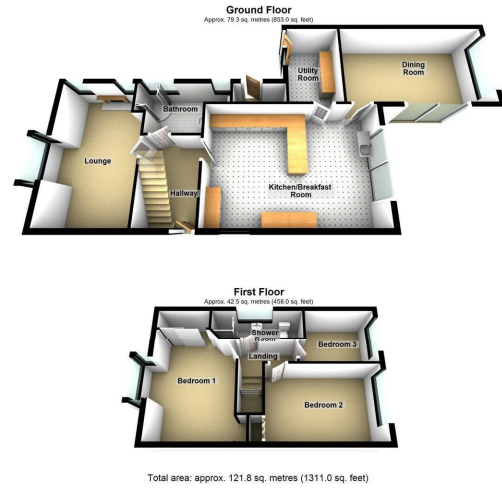
Rear Garden



Tenure

Freehold.

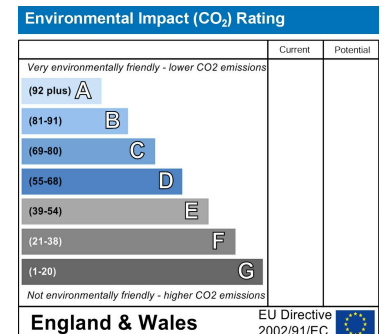
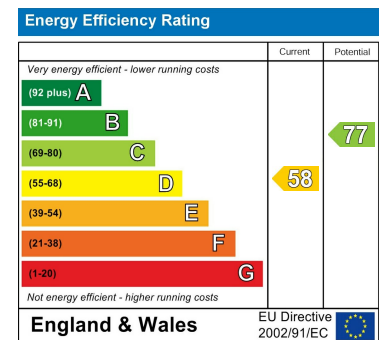
Floor Plan



Area Map



Energy Efficiency Graph



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