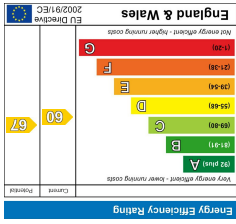




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

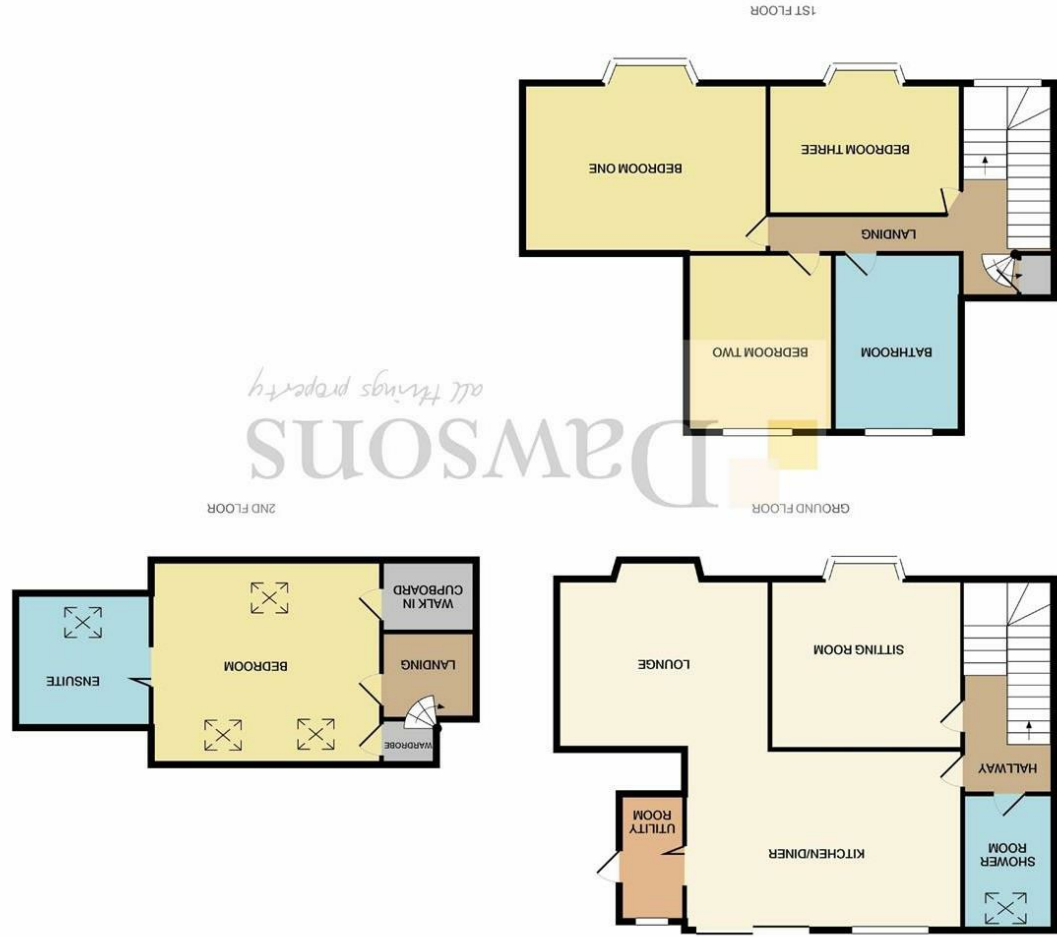


EPC



AREA MAP

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows and fixtures have not been checked and no guarantee is given as to their accuracy or efficiency can be given. This plan is for illustrative purposes only and should be used as such. By any person, or any other person, using the floor plan for any purpose other than that intended, the user assumes all responsibility for any loss or damage. The service, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.



FLOOR PLAN



16 Grange Road
 West Cross, Swansea, SA3 5ES
 Offers In The Region Of £425,000



GENERAL INFORMATION

Opportunity to purchase a spacious four bedroom family home situated in the highly desirable address of West Cross, falling within the catchment area for the highly regarded local schools and benefitting from having the sea front only moments away. The accommodation itself briefly comprises: entrance hallway, shower room, sitting room, open plan kitchen into dining area into lounge. To the first floor are three bedrooms and a family bathroom. To the second floor is a bedroom with ensuite bathroom. Externally to the front is a lawned garden area with pathway to front door. To the rear is an enclosed and level garden. Viewing is highly recommended to appreciate the location and accommodation on offer. EPC - D

FULL DESCRIPTION

Entrance

Enter via double glazed front door into:

Hallway

Coving to ceiling. Radiator. Stairs to first floor. Rooms off.

Shower Room

Three piece suite comprising wash hand basin, wc and walk in shower cubicle with mains shower. Velux window to rear. Wall mounted chrome heated towel rail. Spot lights to ceiling. Partly tiled walls. Tiled flooring.

Sitting Room

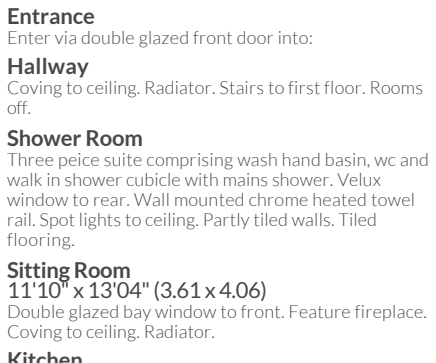
11'10" x 13'04" (3.61 x 4.06)

Double glazed bay window to front. Feature fireplace. Coving to ceiling. Radiator.

Kitchen

19'03" x 13'04" (5.87 x 4.06)

Fitted with a range of wall and base units with work surfaces over along with central island, stainless steel sink with drainer unit and mixer tap over, four ring gas hob with extractor hood over and oven and grill under. Integrated dishwasher. Spot lights to ceiling. Radiator. Laminate wood effect flooring. Double glazed window to rear. Open plan into dining area. Radiator. Double glazed sliding doors to garden. Door to utility room. Open plan into:



Lounge

11'09" x 14'09" (3.58 x 4.50)

Double glazed bay window to front. Feature fireplace. Radiator.

Utility Room

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer unit, space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Partly tiled walls. Double glazed window to rear. Double glazed door to side.

Stairs to first floor

Landing

Double glazed window to front. Under stairs storage cupboard. Stairs to second floor. Rooms off:

Bedroom One

16'04" x 15'06" (4.98 x 4.72)

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

Bedroom Two

9'11" x 10'04" (3.02 x 3.15)

Double glazed window to rear. Ornate feature fireplace. Radiator.

Bathroom

Fitted with a four piece suite comprising wash hand basin set into vanity unit, shower cubicle with mains shower over, wc and bath. Partly tiled walls. Tiled flooring. Wall mounted chrome heated towel rail. Double glazed frosted glass window to rear.

Bedroom Three

9'11" (to wardrobes) x 12'02" (3.02 (to wardrobes) x 3.71)

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

Stairs to second floor

Velux windows to front and rear. Spotlights to ceiling. Radiators. Built in walk in cupboard. Built in wardrobe. Door to:

Ensuite bathroom

Fitted with a four piece suite comprising wc, dual sinks, bath and shower cubicle with mains shower. Partly tiled walls. Tiled flooring. Chrome heated towel rail. Spot lights to ceiling. Velux window to front.

Externally

Front

Wall enclosed with garden area and pathway leading to front door. Gated side access.

Rear

Level and wall enclosed astro turf garden.

Tenure

Freehold

