



28 Westland Avenue

West Cross, Swansea, SA3 5NR

Offers In The Region Of £375,000



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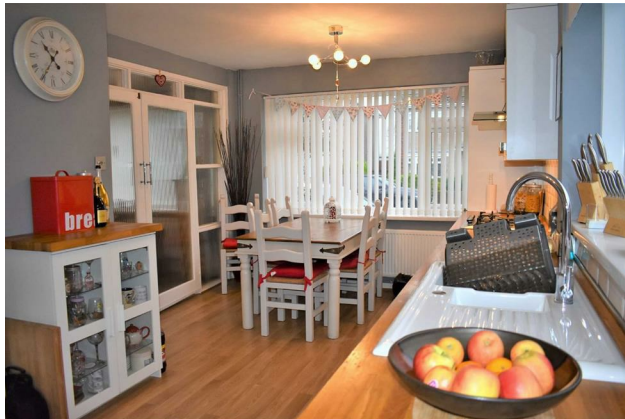


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GENERAL INFORMATION

Opportunity to purchase this deceptively spacious four bedroom detached dormer bungalow. Located in the popular area of West Cross, ideally situated to take advantage of all local amenities including well regarded primary schools, regular bus services, local beaches and the the popular seaside village of Mumbles all within close proximity. The accommodation itself briefly comprises: entrance hall, lounge, dining room, kitchen/breakfast room, downstairs shower room, four bedrooms and family bathroom. Externally there is driveway parking to the front leading to a single garage with the remainder of the garden laid with decorative stones as well as a beautifully maintained rear garden. Viewing is highly recommended to appreciate what this beautiful home has to offer.

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FULL DESCRIPTION

Hallway

Living Room

18'02" x 11'02" (5.54 x 3.40)

Kitchen/Dining Room

18'04" x 10'07" (5.59 x 3.23)

Sitting Room/ Bedroom 4

15'0" x 10'07" (4.57 x 3.23)

Bedroom 3

7'05" x 5'09" (2.26 x 1.75)

Shower Room

7'05" x 5'09" (2.26 x 1.75)

Bedroom 1

18'0" x 11'11" (5.49 x 3.63)

Bedroom 2

15'0" x 11'11" (4.57 x 3.63)

Bedroom 3

15'0" x 11'02" (4.57 x 3.40)

Family Bathroom

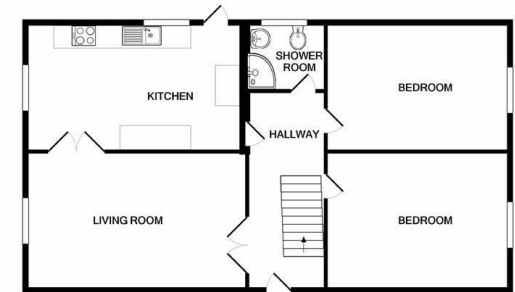
14'11" x 7'08" (4.55 x 2.34)

Front

Rear

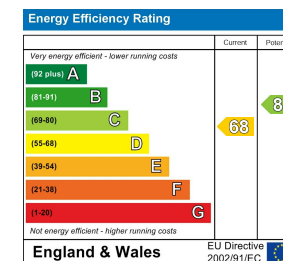
Garage

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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