



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



CYPRESS AVENUE, WEST CROSS, SWANSEA,
ASKING PRICE £159,950



A semi detached property set in the highly popular residential area of West Cross, just a short walk away from local amenities and primary schools. Also within a short drive of Mumbles village & Swansea city centre. The property comprises; hallway, lounge, kitchen/breakfast room and utility area to the ground floor. To the first floor is a spacious landing, two bedrooms and bathroom with separate W.C. Externally there are laid to lawn gardens to front and rear. The property benefit s from gas central heating & majority uPVC double glazing. Bishopston school catchment. Ideal first time purchase or investment property. No Chain.

Entrance

Enter via uPVC double glazed front door into:

Hallway

Stairs to first floor. Storage cupboard. Radiator. Tiled flooring. Doors to:

Lounge 19'0 x 12'0 (5.79m x 3.66m)

Double glazed windows to front and rear providing plenty of natural light creating a bright and airy feel. Feature fireplace housing gas fire set in tiled surround. Two radiators. Coved ceiling.

Kitchen/Breakfast Room 11'0 x 9'0 (3.35m x 2.74m)

Double glazed windows to front and side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Tiled splash back. Spaces for washing machine, dishwasher, fridge and cooker. Radiator. Tiled flooring. Into:

Utility Area

Small window to side. Space for fridge/freezer. Tiled flooring. Privacy glazed door to rear.

First Floor

Landing

Feature porthole window on stairs with additional window to side. Storage cupboard. Spacious landing with doors to:

Bedroom One 14'0 x 10 (4.27m x 0.25m)

Two double glazed windows to front. Double doors to storage cupboard.

Radiator. Wood effect flooring.

Bedroom Two 13'0 x 8'0 (3.96m x 2.44m)

Double glazed window to rear. Double doors to storage cupboard housing tank/boiler. Radiator. Wood effect flooring.

Bathroom

Double glazed privacy window to rear. Two piece suite comprising pedestal wash hand basin and panel bath with electric shower over. Fully tiled walls. Tiled effect flooring.

W.C

Double glazed privacy window to side. Low level W.C. Tiled flooring.

External

Front

Pathway leading to front of property with garden either side laid to lawn. Side access to rear.

Rear

Garden laid to lawn with paved pathway running the length of the garden enclosed with hedging offering a good deal of privacy.

DIRECTIONS

From our Mumbles office continue down Newton Road to roundabout and turn left onto Mumbles Road. Continue along to the next roundabout turning left onto Fairwood Road. Follow the road to the top, taking the last turning left onto Mulberry Avenue. Take the next turning left onto Cypress Avenue. The property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBA

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