



2 Hawkstone Close, West Cross, Swansea, SA3 5RE  
Offers In The Region Of £295,000

Opportunity to purchase a three bedroom detached bungalow set on a larger than average plot, boasting some sea views to the front. The property is ideally situated to take advantage of all local amenities the area has to offer, including shops and frequent buses, also within a mile of the bustling seaside village of Mumbles. The accommodation briefly comprises; entrance hallway leading through to lounge, dining area, conservatory, kitchen, three bedrooms and a shower room. Externally laid to lawn garden and rockery area surrounded by mature plants & shrubs connecting with the home effortlessly. Further benefits include driveway, garage, new central heating system recently installed. Viewing recommended to appreciate all that's on offer.

## Offers In The Region Of £295,000



### Entrance

Enter via decorative glazed front door into:

### Hallway

Storage cupboard. Radiator. Coved ceiling. Access to attic within truss roof. Doors to:

### Lounge/Dining Area 15'0 x 12'0 (4.57m x 3.66m)

Double glazed windows to front and side looking out over the beautiful gardens. Two radiators. Feature fireplace housing coal effect electric fire set within stone surround with tiled hearth offering an attractive focal point. The room wraps

around to a dining area with space for a large dining table. Further radiator. Sliding patio doors to:

### Conservatory 20'0 x 8'0 (6.10m x 2.44m)

Fully double glazed with door leading out to rear connecting the garden and home beautifully, enjoying partial sea views. Radiator. Tiled flooring.

### Kitchen 10'0 x 8'0 (3.05m x 2.44m)

Double glazed window and door to side leading to rear. 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. Integrated

appliances include double oven with four ring halogen hob over and extractor hood above. Double doors to good size pantry. Radiator. Coved ceiling. Tiled flooring.

### Shower Room

Double glazed privacy window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle. Storage cupboard housing boiler. Fully tiled. Coved ceiling.

### Bedroom One 12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to rear. Fitted wardrobes. Radiator.

### Bedroom Two 12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to rear. Radiator.

### Bedroom Three 9'0 x 8'0 (2.74m x 2.44m)

Double glazed window to front. Radiator.

### Externally

The property benefits from a large well maintained garden that wraps around the property, enclosed with hedging offering a good deal of privacy. Driveway parking leading to single garage.

### DIRECTIONS

From our Mumbles Showroom proceed up Newton road, turn right at the top and take the second right again. Proceed to the end of this road and bear left into Sherringham Drive. Proceed along Southlands Drive and Hawkstone Close is the last turning on the left, the property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** TBA

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
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