



52 Druslyn Road, West Cross, Swansea, SA3 5QE
Offers In The Region Of £274,950

Opportunity to purchase a three bedroom semi detached family home with attic room. Situated in the popular location of West Cross. Close to local amenities including well regarded local primary schools and within walking distance of the village of Mumbles. The accommodation itself briefly comprises; entrance hallway, cloakroom, lounge, open plan sitting/dining room and kitchen. To the first floor there are three bedrooms and family bathroom. To the second floor is an attic room. Externally there is a driveway to the front with side access leads to generous sized gardens at the rear surrounded with mature plants and shrubs with partial sea views. Viewing highly recommended to appreciate this lovely property and convenient location on offer.

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Entrance

Steps up to front door into:

Porch

Double glazed windows to front and side. Tiled effect flooring. Further door into:

Hallway

Stairs to first floor with under stairs storage. Doors to:

Lounge 12'0 x 11'0 (3.66m x 3.35m)

Double glazed bay window to front supplying plenty of natural light, creating a bright and airy feel. Feature fireplace housing gas fire set within a wooden surround with marble hearth providing an attractive focal point. Radiator. Coved ceiling.

Open Plan Sitting Room/Dining Room 22'0 x 12'0 (6.71m x 3.66m)

Sitting Room

A feature wood burner style electric fire with wooden mantle offers a charming feature to the room. Radiator. Solid oak flooring. Arch through to:

Dining Room

Double glazed patio doors to rear connecting the garden and home beautifully. Space to accommodate large dining table. Radiator. Solid oak flooring continued through from living room.

Cloakroom

Double glazed frosted window to side. Comprising low level W.C and wall mounted wash hand basin. Fully tiled.

Kitchen 12'8 x 8'00 (3.86m x 2.44m)

Double glazed window to rear and door to 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. Integrated appliances include double oven with four ring gas hob over and stainless steel chimney style extractor hood above. Spaces for washing machine, dishwasher and fridge/freezer. Radiator.

Landing

Double glazed frosted window to side. Access to attic which is boarded. Doors to:

Bathroom

Double glazed frosted window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and corner bath with shower over. Airing cupboard housing water tank and shelving. Radiator. Fully tiled walls.

Bedroom One 12'0 x 12'0 (3.66m x 3.66m)

Double glazed window to rear. Radiator.

Bedroom Two 12'0 x 12'0 @ longest point (3.66m x 3.66m @ longest point)

Double glazed window to front. Radiator.

Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)

Double glazed window to front. Radiator. Currently utilised as a study.

Stairs To Second Floor

Attic Room 12'0 x 11'0 (3.66m x 3.35m)

Velux window to rear enjoying partial sea views. Vaulted ceiling.

External

Front

Block paved driveway providing off road parking. Remainder of garden is laid to lawn. Gated pedestrian access to:

Rear

Large well maintained garden. Adjacent to the property you have a good sized lawn bordered with colourful flowers housing mature shrubs and trees, this leads on to a paved patio terrace offering the perfect setting to sit and relax or enjoy a spot of alfresco dining. Beyond this is a further generous area of garden laid to lawn currently housing two sizeable sheds. A paved pathway runs the length of the garden.

DIRECTIONS

From our Mumbles Office, continue down Newton Road turning left at the mini roundabout. Follow Mumbles Road and take first left onto Norton Road. Follow to junction and continue across onto Glen Road. Take the second right turn onto Bellevue Road and first left onto Druslyn Road. The property can be found on the right hand side towards the top of the road.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: TBA

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

