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**8 OSPREY CLOSE, WEST CROSS, SA3 5RH
OFFERS IN EXCESS OF £235,000**



An opportunity to purchase a three bedroom semi detached property boasting some sea views to the front aspect, realistically price for a quick sale. 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, set on a quiet cul de sac of only ten properties. The flexible accommodation briefly comprises; entrance into porch leading to hallway, kitchen, lounge, dining room and further sitting room that can be used as a third bedroom. To the first floor there are a further two bedrooms and a bathroom. Gas fired central heating with combi boiler. Externally there is a driveway/garage to the front with laid to lawn garden surrounded by mature plants and shrubs connecting to the rear also housing lawn area, patio area and further shrubbery. The property has been kept in good order but would benefit from updating and modernising enabling a purchaser to add their own stamp. Viewing is recommended to appreciate the potential on offer. No chain.

Entrance

Steps up to front door into:

Porch

Double glazed window to side. Further door into:

Hallway

Stairs to first floor with under stairs storage cupboard housing utility meters. Radiator. Coved ceiling. Doors to:

Kitchen 15'10 x 8'2 (4.83m x 2.49m)

Double glazed bay window to front along with double glazed window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer with mixer tap. Spaces for cooker and fridge/freezer. Plumbing and spaces for washing machine and dishwasher. Radiator. Fully tiled walls and flooring.

Lounge 16'7 x 12'1 (5.05m x 3.68m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. Feature fireplace housing electric fire offering an attractive focal point. Radiator. Picture rail. Coved ceiling.

Dining Room 14'2 x 12'1 (4.32m x 3.68m)

Double glazed patio doors to rear connect the garden and home beautifully. Space to accommodate large dining table. Radiator. Coved ceiling.

Sitting Room/Bedroom Three

Double glazed window to rear. Radiator. Coved ceiling.

First Floor

Landing



Double glazed window to side. Large storage cupboard into eaves housing shelving and allowing access to loft space. Doors to:

Bedroom One 14'4 x 11'5 (4.37m x 3.48m)

Double glazed window to front enjoying sea views. Radiator. Built in eaves storage cupboard housing 'Baxi' boiler, shelving and hanging space. Coved ceiling.

Bedroom Two 12'0 x 11'4 (3.66m x 3.45m)

Double glazed window to rear. Radiator. Coved ceiling.

Bathroom

Two double glazed window to rear. Four piece suite comprising low level W.C, pedestal wash hand basin, corner bath and separate shower cubicle. Radiator. Fully tiled walls. Coved ceiling.

External

Front

Driveway providing off road parking leading to single garage. Remainder of the garden is laid to lawn and bordered with mature plants and shrubs.

Rear

Paved patio terrace lies adjacent to the property offering the perfect setting to sit and relax or enjoy a spot of al fresco dining. The remainder of the garden is laid to lawn and housing a practical storage shed. Mature shrubs and hedging border the garden and provide a good deal of privacy.

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 to the end taking a left hand turning onto West Cross Lane and a further left hand turning into Osprey Close whereupon the property will be located on the left hand side.

TENURE: Leasehold

200 year lease from 29/09/1966.

Ground Rent: 28 p.a

COUNCIL TAX: E

EPC RATING: E

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

