



28 Woodland Avenue, West Cross, Swansea, SA3 5LY  
**Offers In The Region Of £350,000**



A beautifully presented, extended, spacious, detached three bedroom home which boasts sea views from the rear aspect. Built in approximately the 1920's era and still retains some character. Situated in the popular location of West Cross and within walking distance to the local shops, surgery, schools and bus routes. The accommodation briefly comprises; entrance hallway, lounge, bathroom, open plan modern fitted kitchen family room, utility room and sun room. To the first floor are three generous sized bedrooms as well as a contemporary style wet room. Externally there is driveway parking to the front. To the rear are private gardens and a patio seating area which connect to the home effortlessly. Viewing highly recommended to appreciate this lovely property and convenient location offered.

## Offers In The Region Of £350,000



### Entrance

Enter via front door into:

### Hallway

Stairs to first floor. Radiator. Parquet flooring. Doors to:

### Lounge 16'0 x 12'0 (4.88m x 3.66m)

Double glazed bay window to front and two windows to side providing plenty of natural light. A feature fireplace housing an electric wood burner style fire offering an attractive focal point. Radiator. Parquet flooring. Plain plastered ceiling.

### Bathroom

Two double glazed windows to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and corner bath. Radiator. Tiled flooring.

### Open Plan Kitchen/Family Room 20'0 x 15'0 (6.10m x 4.57m)

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating Belfast sink. Tiled splash back. Integrated fridge and dishwasher. Space for five ring Rangemaster. Open to sitting area with space to accommodate large breakfast table if so desired. Two radiators. Patio doors to rear. Plain plastered ceiling with spotlights, Skypod roof lantern. Tiled flooring throughout. Door to:

### Utility Room 10'0 x 6'0 (3.05m x 1.83m)

Double glazed frosted window and door to front. Wall and base units providing good storage. Space for fridge/freezer. Tiled flooring. Plain plastered ceiling.

### Sun Room 18'0 x 10'0 (5.49m x 3.05m)

Double glazed window to rear and patio doors to side connecting the garden and home beautifully. Space to accommodate large dining table. Radiator. Tiled

flooring.

### First Floor

### Landing

Hatch to loft which is boarded and accessed via a ladder. Doors to:

### Bedroom One 14'0 x 12'0 (4.27m x 3.66m)

Double glazed window to front. Fitted wardrobes and shelving. Radiator. Plain plastered ceiling with spotlights.

### Wet Room 10'0 x 5'0 (3.05m x 1.52m)

Double glazed window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower which glass enclosure. Radiator. Fully tiled walls and flooring.

### Bedroom Two 12'0 x 8'0 (3.66m x 2.44m)

Double glazed window to rear enjoying partial sea views. Double doors to storage cupboard. Radiator.

### Bedroom Three 9'0 x 7'0 (2.74m x 2.13m)

Double glazed window to rear again enjoying partial sea views. Radiator. Plain plastered ceiling.

### External

### Front

Driveway providing off road parking, the remainder of the garden housing a variety of mature shrubs. An attached outbuilding houses utility meters, wall mounted boiler and plumbing for a washing machine.

### Rear

A paved patio area housing an ornate pond lies adjacent to the property offering a perfect setting for relaxing or entertaining. The remainder of the garden is laid to lawn and beyond this lies a further large terrace area laid with decorative stone chippings housing a practical storage shed. A plethora of mature plants, shrubs and trees borders this attractive garden.

### DIRECTIONS

From our Mumbles office proceed down Newton Road, turn left at the mini roundabout and head towards Swansea city centre. At the roundabout in West Cross, bear left, take the first turning left into West Cross Lane. Proceed up the hill and take the third turning on the right into Woodland Avenue where upon the property will be located on your right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** TBA

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

