



4 Silver Close, West Cross, Swansea, SA3 5PQ  
Offers In The Region Of £239,950

A detached three bedroom bungalow, set in a quiet cul-de-sac in the popular area of West Cross. Just a stroll away from local amenities as well as being within a short drive from Mumbles village. The accommodation briefly comprises: entrance hallway, lounge open to dining area which leads through to a conservatory, kitchen, three bedrooms and a bathroom. Externally there is a driveway and garage to the front. To the rear is a patio seating area with a few steps down to a laid to lawn garden. The property is in need of modernising throughout giving any buyer the opportunity to add their own stamp. Viewing recommended.

## Offers In The Region Of £239,950



### Entrance

Enter via front door into:

### Hallway

Radiator. Storage cupboard housing shelving and hatch to attic space. Doors to:

### Lounge 16'0 x 14'0 (4.88m x 4.27m)

Double glazed window to rear providing plenty of natural light, creating a bright and airy feel. A feature fireplace housing coal effect fire, with back boiler, set on a brick surround offers an attractive focal point. Radiator. Open through to:

### Dining Room 10'0 x 9'0 (3.05m x 2.74m)

Space to accommodate large dining table. Radiator. Coved ceiling. Door to kitchen. Sliding patio doors into:

### Conservatory 13'0 x 10'0 (3.96m x 3.05m)

Double glazed windows to all sides, with door leading to rear connecting the garden and home beautifully.

### Kitchen 11'0 x 11'0 (3.35m x 3.35m)

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 unit with mixer tap. Tiled splash back. Integrated appliances include eye level double oven and four ring gas hob with extractor above. Spaces for washing machine and fridge/freezer. Airing cupboard housing tank. Tiled flooring. Door leading

back to hallway.

### Bathroom

Double glazed frosted window to side. Four piece suite comprising low level W.C, pedestal wash hand basin, corner bath and separate shower cubicle. Radiator. Fully tiled walls and flooring.

### Bedroom One 14'0 x 9'0 (4.27m x 2.74m)

Double glazed window to front. Fitted wardrobes with over bed storage cupboards. Radiator.

### Bedroom Two 10'0 x 10'0 (3.05m x 3.05m)

Double glazed window to front. Radiator.

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

Double glazed window to side. Fitted wardrobes. Radiator.

### External

#### Front

Large driveway leads to a single garage providing ample off road parking. The remainder of the low maintenance garden is laid with decorative stones.

#### Rear

A paved patio terraces lies adjacent to the property providing a lovely spot to sit and relax. Steps lead down to the remainder of the garden which is laid to lawn and houses a variety of mature plants and shrubs. A shed to the top corner of the garden provides practical and convenient storage. The garden is fully enclosed to all sides, offering a good deal of privacy.

### DIRECTIONS

From our Mumbles showroom proceed down Newton Road and turn left onto Mumbles Road. Continue along to mini roundabout at West Cross, turn left into Fairwood Road then left into West Cross Lane. Continue to the top of West Cross Lane, turning right into Alderway the first left onto Silver Close, the property is located on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** E

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

