



4 Riversdale Road, West Cross, SA3 5PU
Offers In The Region Of £279,950

A delightful, fully refurbished, three bedroom semi detached property boasting sea views. Located in the highly desirable area of West Cross and within walking distance of the well regarded local primary schools. The property is ideally situated to take advantage of local amenities as well as being a short distance from the vibrant seaside village of Mumbles. The accommodation itself briefly comprises: entrance hallway, lounge and contemporary style fitted kitchen/dining area. To the first floor is a family bathroom and three bedrooms with the master benefits from en suite facilities. Externally there are laid to lawn gardens house mature plants and shrubs with patio seating area which connect to the home beautifully. Viewing highly recommended to appreciate the views and convenient location on offer. No chain.

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Entrance

Enter via front door into:

Hallway

Stairs to first floor. Radiator. Wood effect flooring. Plain plastered and coved ceiling. Doors to:

Cloakroom

Double glazed frosted window to side. Comprising low level W.C and pedestal wash hand basin.

Lounge 13'9 x 12'1 (4.19m x 3.68m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. Radiator. Wood effect flooring. Plain plastered and coved ceiling.

Kitchen/Dining Area 20'1 x 10'2 (6.12m x 3.10m)

Kitchen

Double glazed window to rear and door to side. New installed contemporary kitchen, fitted with a range of high gloss white handleless 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 dishwasher, fridge/freezer, oven and four ring electric hob with stainless steel chimney style extractor hood over. Space for washing machine. Tiled flooring. Plain plastered and coved ceiling with spotlights. Open to:

Dining Area

Space to accommodate large dining table. Radiator. Tiled flooring continued from kitchen. Plain plastered and coved ceiling. Double glazed patio doors

to rear connecting the garden and home beautifully.

First Floor

Landing

Full length double glazed window to side of stairs. Access to attic via hatch. Doors to:

Bathroom

Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath and separate walk in shower cubicle with glass enclosure. Part tiled walls and tiled flooring.

Bedroom One 13'3 x 12'10 (4.04m x 3.91m)

Double glazed window to rear enjoying sea views. Radiator. Wood effect flooring. Door to:

En-suite

Double glazed window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and shower cubicle with glass enclosure. Tiled splash back and flooring.

Bedroom Two 11'1 x 9'11 (3.38m x 3.02m)

Double glazed window to front. Radiator.

Bedroom Three 9'10 x 9'5 (3.00m x 2.87m)

Double glazed window to front. Radiator.

External

Steps down to front of property. Remainder of the low maintenance garden is laid with decorative stones and bark.

Rear

Paved patio terrace lies adjacent to property offering the perfect setting to sit and relax. The remainder of the spacious garden is laid to lawn housing a variety of mature shrubs and hedging.

DIRECTIONS

From our Mumbles Showroom proceed up Newton Road, turn right by the school through the lane onto Castle Road. Continue along turning left onto Glen Road and then right into Riversdale Road. The property is situated on your right hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: F

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

