



59 Westland Avenue, West Cross, Swansea, SA3 5NR  
Offers In The Region Of £325,000

Opportunity to purchase this deceptively spacious four bedroom detached dormer bungalow located in the popular area of West Cross, ideally situated to take advantage of all local amenities including well regarded primary schools, regular bus services, local beaches and the the popular seaside village of Mumbles all within close proximity. The accommodation itself briefly comprises: entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom, four bedrooms and family bathroom. Externally there is driveway parking to the front leading to a single garage with the remainder of the garden laid with decorative stones as well as a beautifully maintained rear garden. Viewing is highly recommended to appreciate what this beautiful home has to offer.

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### Entrance

Enter via front door into:

### Hallway

Stairs to first floor. Radiator. Doors to:

### Lounge 17'10 x 11'0 (5.44m x 3.35m)

Double glazed patio doors leading to rear connecting the garden and home beautifully, providing plenty of natural light giving this spacious room a bright and airy feel. A feature fireplace housing gas fire set within a stone surround is an attractive focal point. Radiator. Coved ceiling. Open to:

### Dining Room 10'4 x 10'1 (3.15m x 3.07m)

Double glazed window to rear. Space to accommodate large dining table. Radiator. Coved ceiling. Door to:

### Kitchen 10'11 x 10'3 (3.33m x 3.12m)

Double glazed window and door to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Integrated appliances include dishwasher, oven and four ring gas hob with extractor above. Spaces for washing machine and fridge. Radiator. Fully tiled walls and flooring.

### Cloakroom

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

### Bedroom Four/Sitting Room 12'9 x 11'11 (3.89m x 3.63m)

Double glazed window to front. Radiator.

### Bedroom Three 10'7 x 10'4 (3.23m x 3.15m)

Double glazed window to front. Radiator.

### First Floor

### Landing

Airing cupboard housing boiler. Doors to:

### Bedroom One 15'2 x 13'5 (4.62m x 4.09m)

Double glazed window to rear. Eaves storage. Radiator.

### Bedroom Two 13'0 x 11'3 (3.96m x 3.43m)

Double glazed window to front. Eaves storage. Radiator.

### Bathroom

Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath. Chrome towel heater.

### External

### Front

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

### Rear

A paved patio terrace lies adjacent to the property offering the perfect setting to sit and relax or enjoy a spot of al-fresco dining. A charming summer house is located to one side with a further patio terrace laid with decorative stones to the other side. The remainder of the beautiful garden is laid to lawn housing a variety of mature plants, shrubs and trees. Fully enclosed to all sides providing a good deal of privacy.

### DIRECTIONS

From our Mumbles showroom proceed down Newton Road, turn left onto Mumbles Road. At the mini roundabout at West Cross turn left onto Fairwood Road, then first left onto West Cross Lane. Continue up passing the shops at the top, turn right into Chestnut Avenue then left into Westland Avenue, follow the road around and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: TBA

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

