



25 Moorside Road, West Cross, Swansea, SA3 5EY  
Offers In The Region Of £279,950

An opportunity to purchase a delightful and spacious semi detached home. Situated in the popular location of West Cross, close to local amenities including well regarded local primary schools and within walking distance of the village of Mumbles. The accommodation itself briefly comprises: hallway, lounge, open plan family room, dining area and kitchen. To the first floor are three bedrooms and a family bathroom. Externally there is driveway parking to the front. To the rear is a generous sized garden laid to lawn, including patio and decked seating areas which connect to the home effortlessly. Viewing is highly recommended to appreciate the convenient location and standard of living on offer.

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### Entrance

Enter via front door into:

### Hallway

Double glazed window to front. Stairs to first floor with under stairs storage space. Radiator. Wood effect flooring. Doors to:

### Sitting Room 12'4 x 11'4 (3.76m x 3.45m)

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

### Open Plan Lounge/Sitting Room/Kitchen

### Lounge/Bar Area 11'4 x 10'7 (3.45m x 3.23m)

Internal window from hallway. Bar area with space for seating. A decorative recess within the chimney breast is a charming feature. Radiator. Wood effect flooring. Plain plastered and coved ceiling. Open to:

### Further Sitting Room/Dining Area 17'9 x 13'5 (5.41m x 4.09m)

Two double glazed windows to rear along with patio doors to side connecting the garden and home beautifully. Space to accommodate large dining table. Wood effect flooring continued from bar area. Plain plastered and coved ceiling. Open to:

### Kitchen 11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces and splash back over incorporating

stainless steel sink and drainer unit with mixer tap. Integrated appliances include dishwasher and oven with four ring gas hob over and stainless steel chimney style extractor above. Spaces for washing machine and fridge/freezer. Radiator. Tiled flooring. Plain plastered and coved ceiling with spotlights. Door leading back to hallway.

### First Floor

### Landing

Double glazed window to front. Plain plastered and coved ceiling. Doors to:

### Bedroom One 12'6 x 11'10 (3.81m x 3.61m)

Double glazed box bay window to front. Radiator. Plain plastered and coved ceiling.

### Bedroom Two 10'7 x 9'8 (3.23m x 2.95m)

Double glazed window to rear. Airing cupboard. Radiator. Plain plastered and coved ceiling.

### Bedroom Three 8'7 x 6'0 (2.62m x 1.83m)

Double glazed window to rear. Radiator. Plain plastered and coved ceiling.

### Bathroom

Two double glazed frosted windows to side. Three piece suite comprising low level W.C, wash hand basin set within vanity unit and jacuzzi bath with shower over. Radiator. Fully tiled walls and flooring.

### External

### Front

Driveway providing ample off road parking. Remainder of the low maintenance garden is laid with decorative stone.

### Rear

Generous size garden with steps leading up to a paved patio area with raised decked terrace offering the perfect setting to sit and relax or to enjoy some outdoor entertaining. The remainder of garden is laid to lawn bordered with a variety of mature shrubs and plants. Fully enclosed to all sides providing a good deal of privacy.

### DIRECTIONS

Sat navigation directions - 25 Moorside Road SA3 5EY

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

