



4 Woodburn Drive, West Cross, Swansea, SA3 5TZ  
Asking Price £359,950

A delightful extended and fully refurbished, detached three bedroom home boasting partial sea views. Set in a popular location, nestled between West Cross and Norton. Ideally situated in close proximity of local amenities, within walking distance to all local primary schools and the nearby village of Mumbles with its wealth of shops and cafes. The accommodation itself briefly comprises: hallway, shower room, utility room/storage area and spacious lounge leading through to modern fitted kitchen/breakfast room. To the first floor are three bedrooms and a contemporary style bathroom. Externally there is driveway parking to the front. To the rear is a patio seating area, leading to further garden area stocked with plants and shrubbery. Viewing is highly recommended to appreciate the standard of living on offer. No chain.

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Entrance

Enter via composite front door with split spindle lock to side of property into:

Hallway

Stairs to first floor with large under stairs storage cupboard with dual access and light smoke alarm. Radiator. Tiled flooring. Plain plastered ceiling. Door to:

Shower Room 8'0 x 4'7 (2.44m x 1.40m)

Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure. Dual fuel heater raid (heater by combi boiler or electric). Fully tiled walls and flooring. Plain plastered ceiling. Extractor fan. Step down and door to:

Utility/Storage Area 11'7 x 7'11 (3.53m x 2.41m)

Double glazed sliding door to front. Work surface incorporating stainless steel one and a half bowl sink and drainer unit with mixer tap, storage cupboard below with space for washing machine and tumble dryer. Wall mounted 'Baxi' combi boiler and consumer unit. Recessed in ceiling for storage of tall items. Smoke alarm. Central point for T.V and data cables. Radiator. Alarm control box (not commissioned). Insulated wall. Tiled flooring. Plain plastered ceiling.

Lounge 22'9 x 14'5 (6.93m x 4.39m)

Double glazed window to front providing plenty of natural light, giving this spacious room a bright and airy feel. Feature fireplace housing 'Gazco Stockton' five log burner effect gas fire with bespoke slate hearth and oak surround offering an attractive focal point. Two radiators. Additional benefits include three T.V points with date cable outlet port (wall mounted T.V point has HDMI cable to corner of room at ground level), two further data cable ports and side lamps operated from wall switch. Engineered oak flooring. Plain plastered ceiling with dimmable LED spotlights. Single door along with bi-folding doors to:

Kitchen/Diner 23'3 x 11'7 (7.09m x 3.53m)

Double glazed patio doors to rear connect the garden and home beautifully and along with a further double glazed window to rear and three Velux windows which benefit from noise reducing and self cleaning glass as well as electrically operated blinds, flood the space with light. Fitted with a range of high gloss cream wall, base and drawer units with under cabinet lighting and complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap and breakfast bar that providing an organic divide between kitchen and dining area. Access to corner unit from

under breakfast bar. Tiled splash back. Integrated appliance include 'Bosh' washing machine, recessed 'Hotpoint' fridge/freezer and 'Hotpoint' double oven with four ring 'Neff' electric hob over and extractor hood above. Space for slimline dishwasher. Integrated recycling bins. Concealed ironing board cupboard. Space to accommodate large dining table. Two radiators. Smoke alarm. Two double sockets with USB chargers. 2 T.V points with data cbale (one with HDMI cable to top of fridge which has double socket). High gloss tiled flooring. Plain plastered ceiling.

First Floor

Radiator, storage and double glazed window on turn of stairs.

Landing

Fixed window to side with self cleaning glass. Recessed storage cupboard and two way light switching to half landing. Radiator. Airing cupboard with radiator. Smoke alarm. Access to attic via pull down ladder, centrally boarded. Plain plastered ceiling. 100mm 'Rockwool' insulation between floors. Doors toTo:

Bathroom 8'4 x 5'7 (2.54m x 1.70m)

Double glazed frosted window to rear, Three piece suite comprising low level W.C, wash hand basin set over vanity unit and p-shape panel bath with shower over. Chrome towel heater. Fully tiled walls and flooring. Plain plastered ceiling.

Bedroom One 12'2 x 10'0 (3.71m x 3.05m)

Double glazed opening out windows with easy clean hinge to front enjoying sea views. Radiator. T.V point on wall. Side lamps operated from wall switch. Two way light switching. Plain plastered ceiling.

Bedroom Two 12'3 x 8'5 (3.73m x 2.57m)

Double glazed window to rear with partial sea views. T.V pint to wall with data outlet port. Further data outlet port. Radiator. Plain plastered ceiling.

Bedroom Three 10'1 x 8'2 (3.07m x 2.49m)

Double glazed opening out window with easy clean hinge to front with partial sea views. Data point. Radiator. Plain plastered ceiling.

External

Front

Block paved driveway to front providing ample off road parking. Duct under front patio to front wall for cable T.V. Patio with sea views.

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. Two steps lead up to the remainder of the garden which is bordered with a variety of mature shrubs and trees. Fully enclosed to all sides providing a good deal of privacy. Addition benefits include cold water outside tap to rear, hot and cold water outside tap to side, double electric socket and wall lights and security light. Water pipe under patio to garden. Duct for cable under patio to garden. Lockable gate to storage area at side of property with gate for access to front.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

