



82 Mulberry Avenue, West Cross, SA3 5HA
Offers In The Region Of £189,950

An opportunity to purchase a delightful two bedroom semi detached home. Situated in the popular area of West Cross, conveniently located for the highly regarded local primary and secondary schools and within walking distance to the many local amenities the area has to offer as well as being close by to the bustling seaside village of Mumbles. The accommodation briefly comprises, hallway, WC, utility area with rear access, kitchen, lounge/diner, conservatory. To the first floor, three bedrooms, family bathroom. Externally driveway to the front providing ample parking along with laid to lawn garden. To the rear further laid to lawn gardens including patio seating areas. Viewing is highly recommended to appreciate the convenient location and property on offer.

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Entrance

Enter via frosted glass panel front door into:

Hallway

Tiled flooring. Radiator. Window to front. Storage cupboard. Stairs to first floor. Door to:

Cloakroom

Two piece suite comprising low level W.C and wall mounted wash hand basin. Opening to:

Utility Room

Tiled flooring. Space for washing machine and fridge freezer. Aluminium frosted glass door leading out onto the rear garden.

Lounge/Diner 20'06 x 10'11 (6.25m x 3.33m)

Window to side. Radiator. Feature gas fire with surround. Sliding doors into:

Conservatory 12'01 x 11'04 (3.68m x 3.45m)

Tiled flooring. Dwarf wall with windows above. Radiator. Door to side.

Kitchen 15'04 x 8'06 (4.67m x 2.59m)

Tiled flooring. Fitted with a range of wall and base units with complementary work surface over incorporating stainless steel sink and drainer unit with mixer tap. Tiled splash back. Built in four ring gas hob with electric oven below and extractor hood above. Space for washing machine. Under stairs storage cupboard with shelf and space for fridge freezer. Radiator.

First Floor

Landing

Window to side. Doors to:

Bathroom

Frosted glass window to front. Wall mounted heated towel rail. Three piece suite comprising low level W.C, wash hand basin set in vanity unit and panelled bath.

Bedroom One 11'06 x 10'10 (3.51m x 3.30m)

Window to rear. Radiator. Fitted wardrobes. Door into storage cupboard.

Bedroom Two 11'03 x 10'09 (3.43m x 3.28m)

Window to rear. Radiator. Door into storage cupboard housing boiler, shower enclosure with electric shower.

Bedroom Three 9'06 x 8'04 (2.90m x 2.54m)

Window to front. Radiator.

External

Front

Allocated off road parking area. Garden laid to lawn with path to front door and side pedestrian access to:

Rear

Enclosed garden laid to lawn with mature shrub borders and patio seating areas.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

