



45 Woodland Avenue, West Cross, Swansea, SA3 5LZ
£192,500

A delightful, beautifully presented semi detached three bedroom 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 itself briefly comprises: Entrance hall into Lounge/diner and kitchen. To the first floor are three bedrooms and a family bathroom. Externally to the rear is a large garden which is laid to lawn and a good size decked seating area connecting to the property effortlessly. Viewing is recommended to appreciate the convenient location and standard of living.

£192,500



Entrance

UPVC door with double glazed panel into:

Hallway

Laminate flooring. Stairs to first floor. Radiator doors into:

Kitchen 23'09 x 6'06 (7.24m x 1.98m)

UPVC double glazed windows to side and front. Skimmed ceiling with inset spotlights. Fitted with a range of wall and base units with work surface over. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher. Space for washing machine. Space for fridge/freezer. Built in electric oven with a built in four ring gas hob. Glass splash back with

stainless steel chimney hood over. Two radiators. Laminate flooring. Wall mounted thermostat. Smoke detector. Door into storage cupboard. Door into:

Lounge/Diner 23'10 x 10'09 (7.26m x 3.28m)

UPVC double glazed bi-folding doors opening onto rear decked area. Skimmed ceiling with inset spotlights. Two radiators. Laminate flooring.

First Floor

Landing

UPVC double glazed window to front. Access to attic with 'Velux' style window.

Bedroom One 13'07 x 10'08 (4.14m x 3.25m)

UPVC double glazed window to rear. Skimmed ceiling with inset spotlights. Radiator. Laminate flooring. Fitted wardrobe with hanging rails and shelving.

Bedroom Two 10' 08 x 10'04 (3.05m 0.20m x 3.15m)

UPVC double glazed window to rear. Skimmed ceiling with inset spotlights. Radiator. Laminate flooring. Doors into storage cupboard.

Bedroom Three 8'0 x 6'09 (2.44m x 2.06m)

UPVC double glazed window to front. Skimmed ceiling with inset spotlights. Radiator. Laminate flooring.

Bathroom

Fitted with a three piece suite comprising: Bath. Wash hand basin with waterfall tap. Wall tiled to splash back. WC.UPVC double glazed window to side. Skimmed ceiling with inset spotlights. Radiator. Extractor fan. Chrome heated towel rail. Tiled flooring.

External

Front

Steps leading to entrance door. Garden laid to lawn. Gated pedestrian side access to rear.

Rear

Enclosed garden with decking area. Majority laid to lawn.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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