



32 Lilliput Lane, West Cross, Swansea, SA3 5AQ

Asking Price: £445,000

- Beautifully Presented Family Home
- Popular And Sought After Residential Area
- No Forward Chain
- Three Storey Four Bedroom Property
- A Must See Property To Appreciate
- Freehold Title



Ground Floor

Entrance Hallway

Having access to the ground floor bedroom, storage cupboard and staircase leading to the first floor.

Ground Floor Bedroom/ Reception Room

5.26m x 3.06m (17' 3" x 10' 0") Window and door to front, radiator and leading to potential kitchen area for granny flat. Beyond is another area, suitable for development into a bathroom, subject to relevant consent.

First Floor

Landing

Radiator, staircase to second floor and glazed double doors leading to:

Lounge / Diner

5.85m x 3.09m max (19' 2" x 10' 2" max) Windows to front and door leading to sit-out balcony giving views over Swansea Bay, two radiators, feature fireplace with marble effect hearth and insert finished with a wood surround.

Fitted Kitchen

4.53m x 3.18m (14' 10" x 10' 5") Window and door to rear, patio door leading to the garden, a white gloss kitchen suite consisting of a range of matching wall & base units, work surfaces, inset sink with mixer tap over, integrated electric hob, oven & cooker hood, dishwasher fridge/ freezer, pan drawers, brick style tiling, breakfast bar and finished with Italian style tiled floor.

Guest WC

Window to rear, wash basin in vanity unit, low-level WC, partially tile walls and tiled flooring.

Second Floor

Second Floor Landing

Airing cupboard, access to loft and doors leading to:-

Bedroom One

4.62m x 3.20m (15' 2" x 10' 6") Window to rear, radiator, open plan ensuite with wash basin, walk-in shower with electric attachment.

Bedroom Two

4.23m x 3.19m (13' 11" x 10' 6") Window to front and a radiator.

Bedroom Three

3.19m x 2.58m (10' 6" x 8' 6") Window to front and a radiator.

Re-fitted Bathroom

Window to rear, Vertical radiator, shower bath with electric attachment, low-level WC, washbasin in vanity unit, finished with tiled walls and flooring.

Ground Floor

External

Outside Front

To the front of the property you will find a paved driveway leading to a storm porch and entrance.

Outside Rear

To the rear of the property you will find an enclosed garden with gated access to side, synthetic grass and a range of flower and shrub borders

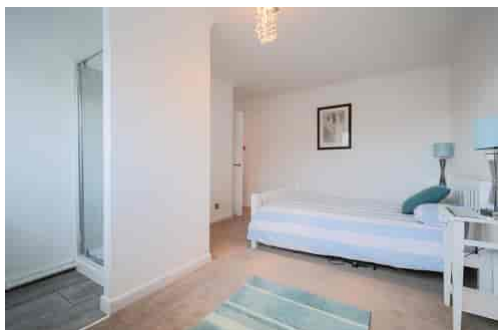
Information

Tenure

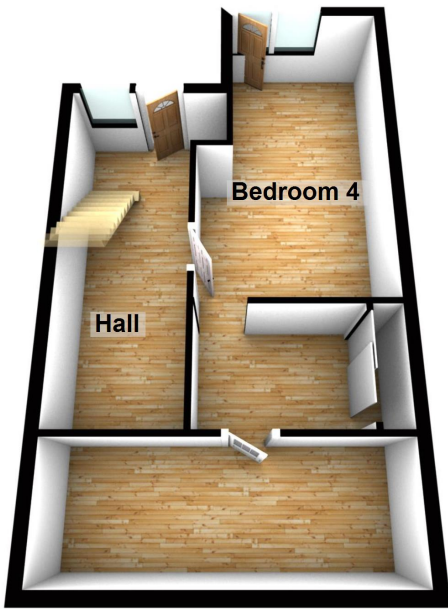
Freehold

Disclaimer

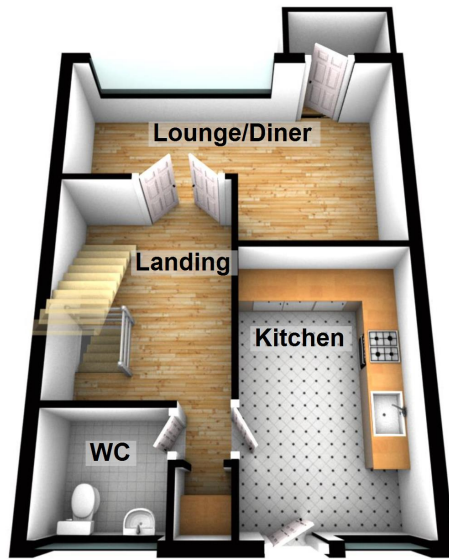
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Ground Floor



First Floor



Second Floor

