

REDUCED

£220,000 Freehold



## Sunnybank Close, West Cross, Swansea SA3

- Charming Two Bedroom House
- Semi-detached
- Gas Central Heating
- Neat, low maintenance garden



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## PROPERTY DESCRIPTION

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Bay is delighted to offer for sale, this delightful two bedroom, semi-detached house. Located in the sought-after suburb of West Cross, this charming, well-presented home offers a fantastic opportunity to live just moments from the vibrant Mumbles coastline, excellent local amenities, and top-rated schools. The entrance is reached via steps down from street level and is framed by a traditional canopy. Downstairs, the property briefly comprises an entrance hallway, living room with front-facing window, and a functional and welcoming kitchen, which flows into a cosy dining area, ideal for family meals and informal gatherings. Upstairs there is a landing which leads to two double bedrooms, the main bedroom with a fitted wardrobe unit, and a shower room. Externally, there is a landscaped front garden with gravel and neatly trimmed plants with side access to a tiered, East-facing garden to the rear, offering both aesthetic appeal and low maintenance. Gas central heating. Street parking. Freehold. Council Tax: Band C. EPC Rating: D. Please refer to Ofcom checker for mobile signal and coverage. Onward chain.





## ROOM DESCRIPTIONS

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### Hallway

White uPVC surround double glazed entrance door with stained glass and side, floor-to-ceiling window with privacy glass. Ceiling light fitting. Hardwood effect laminate flooring. Radiator. Carpeted stairs to first floor. Glazed door to living room.

### Living Room

3.263m x 5.234m (10' 8" x 17' 2") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Fireplace. Ceiling light fitting. Door to understairs storage. Radiator.

### Kitchen /Dining Area

6.223m x 2.033m (20' 5" x 6' 8") [Measurements taken to furthest point of room]

Tiled flooring. Two ceiling light fittings. White uPVC surround double glazed windows and door, accessing the rear garden. A range of wall and base units in neutral colours with contracting hardwood effect laminate work surface. Inset stainless steel sink and drainer unit. Space for fridge/freezer and freestanding oven. Plumbed for washing machine. Space for dining table and chairs. Partial splash-back wall tiling. Radiator.

### First Floor Landing

Fitted carpet. Ceiling light fitting. Doors leading to:-

### Main Bedroom

5.219m x 2.786m (17' 1" x 9' 2") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed windows to front. Fitted wardrobe.

### Bedroom

3.759m x 2.589m (12' 4" x 8' 6") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window to rear.

### Shower Room

2.416m x 1.690m (7' 11" x 5' 7") [Measurements taken to furthest point of room]

Vinyl wet room flooring. Ceiling light fitting. Radiator. Fully tiled walls. White uPVC surround double glazed window to rear with privacy glass. Walk-in shower enclosure with electric shower, swing door and shower curtain. Low level WC. Pedestal wash hand basin.

### External

There is a landscaped front garden with gravel and neatly trimmed plants with side access to a tiered, East-facing garden to the rear, offering both aesthetic appeal and low maintenance. Detached, pebble-dashed storage lock-up in rear garden.

### Tenure & Utilities

Tenure: Freehold

Council Tax: Band C

### Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

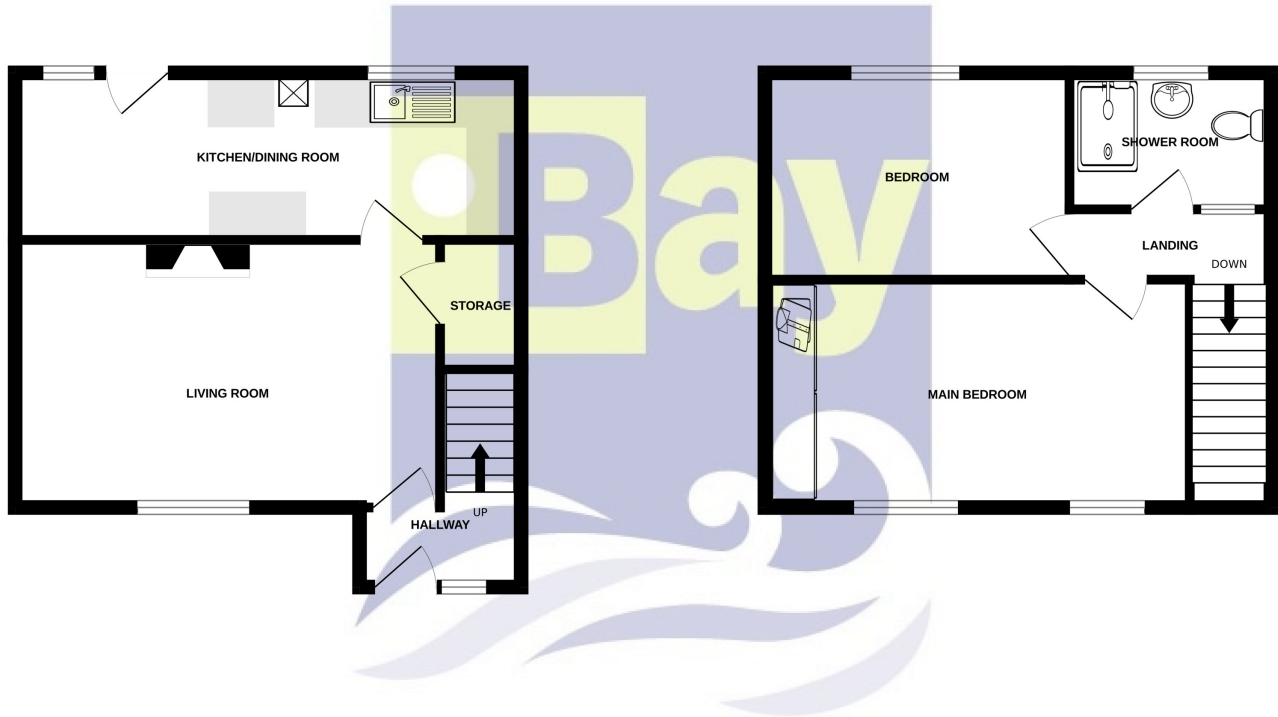


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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