



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK



# Baywood Avenue, West Cross, Swansea, SA3 5LJ

Offers Over £200,000

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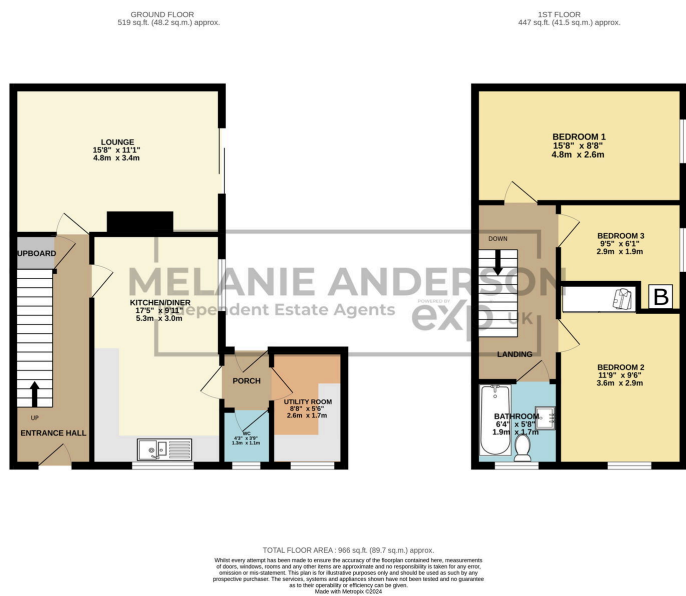


- Three Bedroom Terraced Property
- Kitchen/Diner
- Courtyard Garden
- Sought After Location Stones
- Nearby Local Shops/ Amenities
- Modern First Floor Bathroom
- Utility & G/F W.C
- No Onward Chain
- Ideal FTB/Inv Throw from Promenade
- Close To Caswell & Langland Beaches





Offered with no ongoing chain is this three bedroom terraced property situated in a convenient West Cross location nearby local shops, amenities and Mumbles village. Benefiting from a kitchen/diner, utility room, ground floor w/c and a modern first floor bathroom. Externally there is a courtyard garden. Ideal FTB/INV property. Situated within close proximity to many popular beaches such as Langland and Caswell, along with Pennard & Langland Golf Clubs. Stones throw from Swansea Bay with a bus stop closeby. Viewing comes highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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