



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



# West Cross Lane, West Cross, Swansea, SA3 5LS

Offers Over £300,000

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- Three Bedroom Ground Floor Flat
- Spacious Bedrooms with High Ceilings
- Good Sized Garden Laid to Lawn
- Walking Distance to Mumbles Village & Nearby Bus Stop
- Off Road Parking with Car Port for One Vehicle
- Bright & Airy Open Plan Lounge/Diner
- Shower Room & W/C
- Ideal Downsize/FTB
- Sought After Location Nearby Local Amenities
- No Onward Chain



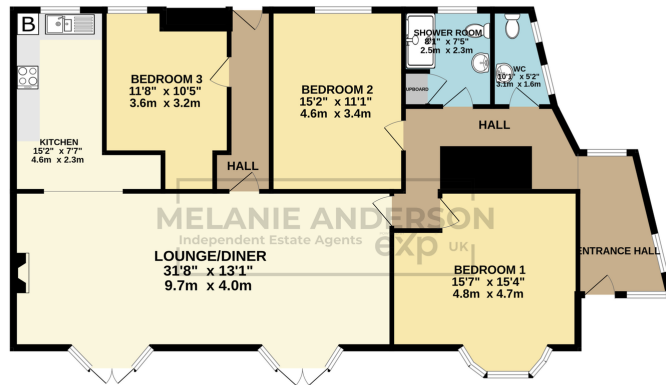




Offered with no ongoing chain is this very well presented, spacious three bedroom ground floor flat. Accommodation briefly comprising; entrance hall, lounge/diner with two bay windows and patio doors to garden, kitchen, three double bedrooms, shower room and w/c. Situated within a five minute drive into the seaside village of Mumbles which offers an array of cafés, restaurants and boutique shops along with popular beaches such as Langland and Caswell. Stones throw from the promenade with a bus stop conveniently located nearby. Viewing comes highly recommended. Freehold.



GROUND FLOOR  
1374 sq.ft. (127.6 sq.m.) approx.



TOTAL FLOOR AREA - 1374 sq.ft. (127.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are to be used as a guide only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
www.melanieanderson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>68</b>	
(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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