



15 Cedar Crescent, West Cross SA3 5JZ

Offers in the region of £154,000

Great Semi Detached
Elevated Location
Three Bedrooms
Off Street Parking
Superb Sized Garden

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CWJ/BT/60263/251017

DESCRIPTION

Non Traditional Construction.

A great three bedroom semi-detached house boasting a spacious and light lounge and kitchen/dining room. There are three bedrooms and bathroom upstairs. Externally there is off-road parking to the front of the house and there is a good sized garden to the rear. Cedar Crescent offers excellent access to Mumbles, the seafront and local beaches.

ENTRANCE PORCH

Half double-glazed door into porch, tiled floor, further door to:

HALLWAY

Radiator.

LIVING ROOM

13'10 x 12'02 (4.22m x 3.71m)

Radiator, double-glazed window to front elevation.

KITCHEN/DINING ROOM

21'06 x 8'08 (6.55m x 2.64m)

Roll top work surfaces with base kitchen cupboards under, single stainless steel sink and drainer with mixer tap, space for washing machine, fridge freezer, integral hob, cooker, part tiled walls, radiator, double-glazed window to rear, double-glazed patio doors leading to rear garden, rear door to:

LEAN-TO CLOAKROOM

WC, space for fridge freezer.

BEDROOM 1

13'05 x 8'07 (4.09m x 2.62m)

Built-in wardrobe, radiator, double-glazed window to rear elevation.

BEDROOM 2

12'03 x 12'02 (3.73m x 3.71m)

Two built-in cupboards, radiator, double-glazed window to front elevation, housing for combination boiler.

BEDROOM 3

8'09 x 7'03 (2.67m x 2.21m)

Radiator, double-glazed window to front elevation.

BATHROOM

Bath with shower over, wash hand basin, WC, radiator, part tiled walls, double-glazed to rear elevation.

EXTERNALLY

To the front there is a small driveway with off-road parking for 1 car and to the rear there is a garden which is laid to lawn which is enclosed by fencing and hedging.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office, continue towards the foreshore and at the mini-roundabout take the left-hand turning onto Mumbles Road. Proceed to the next mini-roundabout and take the left-hand turn onto Fairwood Road and take the second left-hand turning onto Lyndon Avenue and the immediate right-hand turning onto Cedar Crescent where the property will be located on the right-hand side.