



23 Silver Close, Swansea, SA3 5PQ

Offers Over £375,000

DETACHED FOUR BEDROOM PROPERTY in WEST CROSS with a VERSATILE, well proportioned layout - NO CHAIN. The ground floor includes a welcoming hallway, wc, expansive living room, dining room, kitchen and TWO DOUBLE BEDROOMS. The first floor offers a contemporary bathroom and TWO FURTHER DOUBLE BEDROOMS. The reception rooms connect well and provide practical space for both day-to-day living and entertaining. The property benefits from full uPVC double glazing, gas central heating & partial sea views from both front & rear elevations. The property is in excellent, well maintained condition throughout, presenting a fantastic opportunity for modernisation to suit your style and to build equity.

The property features both front & rear gardens, with a driveway providing off-road parking. A former garage is currently used for storage but could be reinstated if required and a carport offers additional covered space. The rear garden includes a decked seating area, lawn and greenhouse. Located in West Cross, a consistently high demand area, the property is close to local amenities, schools and medical facilities. It also provides easy access to Mumbles village and the Gower coastline, making it well suited to both everyday convenience and coastal living. Call to view now!

Hallway

15'7" x 5'9" (4.75 x 1.77)

Entrance hall comprising understairs cupboard, fitted carpet, radiator and pvcu glazed front door.

Living Room

17'11" x 12'6" (5.47 x 3.83)

Expansive living room with pvcu windows to the front aspect, electric fireplace, radiator, fitted carpet and double doors to the dining room.

Dining Room

9'8" x 8'11" (2.95 x 2.73)

Second reception room with fitted carpet, radiator and pvcu windows to the front aspect. Double doors to the living room & single door to the kitchen.

Kitchen

11'10" x 10'4" (3.62 x 3.16)

Comprising a range of fitted wall & base units, worktops, breakfast bar and with space for several appliances. Pvcu windows and an external door provide practicality and plenty of natural light.

Bedroom Three

11'1" x 10'4" (3.40 x 3.16)

Third bedroom and one of two located on the ground floor, comprising laminate flooring, radiator and pvcu double doors to the garden.

WC

7'2" x 3'4" (2.20 x 1.04)

Ground floor cloakroom, fully tiled, with wall mounted boiler, pvcu window, radiator, sink/storage unit & WC.

Bedroom Four

11'10" x 11'3" (3.63 x 3.45)

Fourth bedroom with fitted carpet, radiator, built in wardrobes and pvcu windows to the rear aspect.

Landing

8'1" x 2'5" (2.48 x 0.76)

Landing space with access to the bathroom and bedrooms one & two.

Bathroom

7'9" x 6'3" (2.38 x 1.92)

Contemporary tiled bathroom featuring pvcu windows, heated towel rail, corner shower, sink/storage unit and wc.

Bedroom One

15'7" x 12'0" (4.75 x 3.67)

Main bedroom, with built in storage cupboards, laminate flooring, radiator and pvcu windows to the front aspect with partial sea views.

Bedroom Two

12'4" x 11'5" (3.77 x 3.48)

Second spacious double bedroom with eaves storage cupboard, radiator, fitted carpet and pvcu windows to the rear aspect with partial sea views.

External & Location

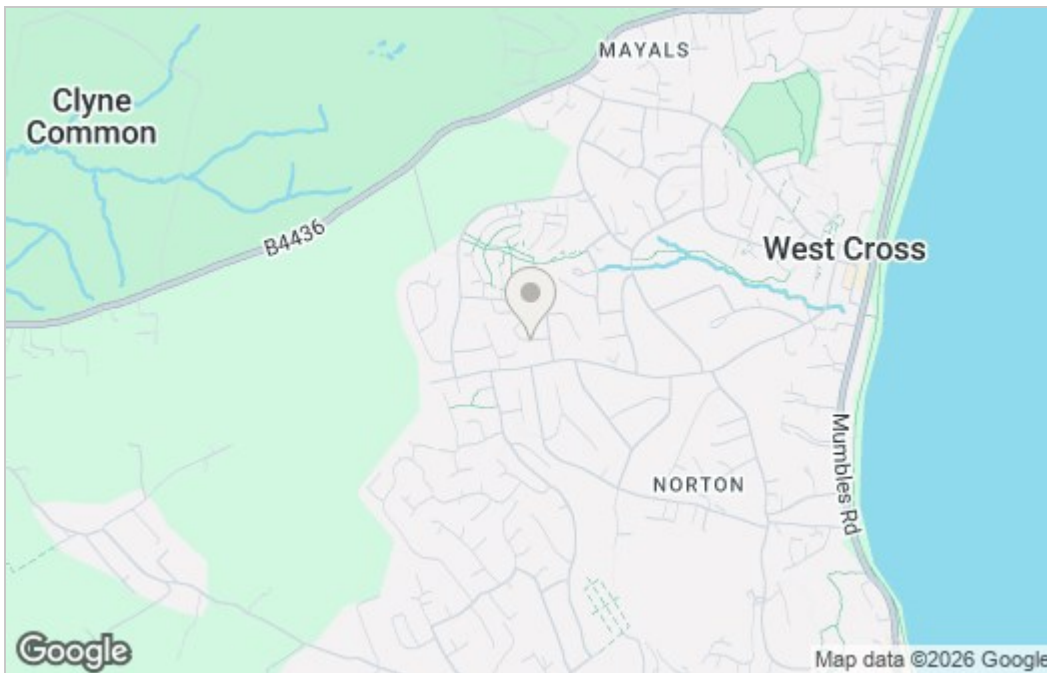
The property features both front and rear gardens, with the front arranged to include a driveway providing off-road parking, alongside paved areas for ease of maintenance and access. A former garage is currently utilised as a useful storage space but offers clear potential for reinstatement if required, with a carport providing additional covered parking. It also offers potential for a home office or studio, subject to your requirements & local planning requirements. To the rear, the garden is mainly laid to lawn and complemented by a decked seating area, ideal for outdoor dining and relaxing, as well as a greenhouse for those with an interest in gardening.

Located in West Cross, a consistently high-demand residential area, the property is well positioned for a range of local amenities, excellent schools and medical facilities. The location offers a strong lifestyle appeal, with Mumbles village just a short distance away, providing a mix of independent retail, cafes & restaurants. The seafront promenade, which sweeps around the bay from Mumbles to the marina, is ideal for walking and cycling and the Gower coastline is also within easy reach, providing access to some of the region's most scenic beaches. The area is also well suited for commuters, with straightforward links into Swansea city centre and surrounding areas.

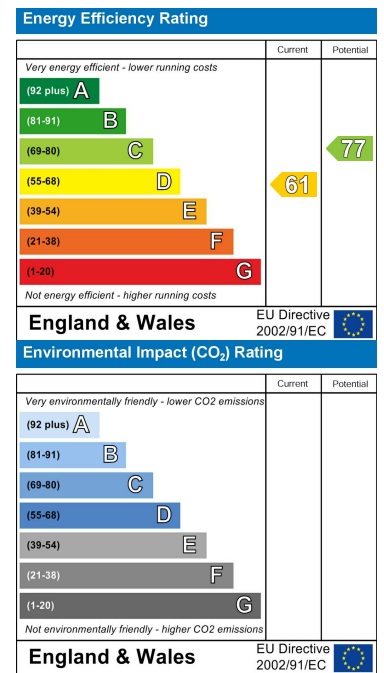
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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