

12 Larkspur Drive, West Cross, Swansea, SA3 5NT



A superb family house with sea views, offering spacious and bright accommodation with four bedrooms and two reception rooms, extending to over 1,395sqft of living space.

The property has been fully refurbished by the owners and in excellent condition throughout.

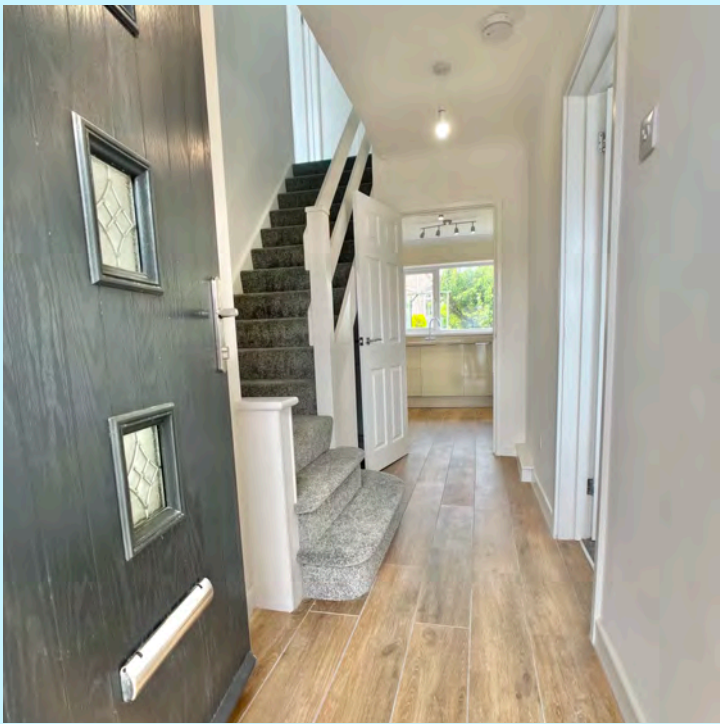
There is a spacious driveway for parking, leading to an integral garage, and the rear garden is a lovely size.

The property is offered with no chain.



**£ 450,000 FREEHOLD**

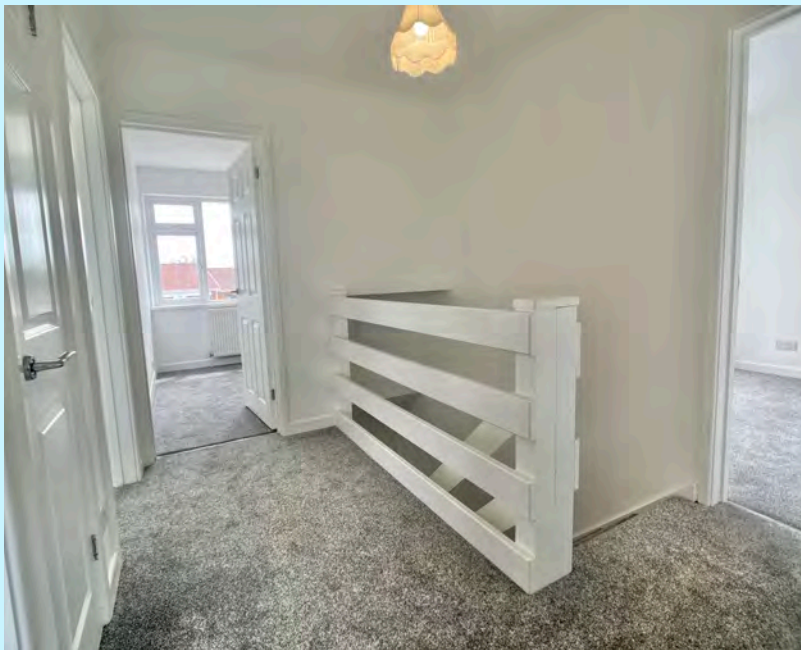


















The property is FREEHOLD

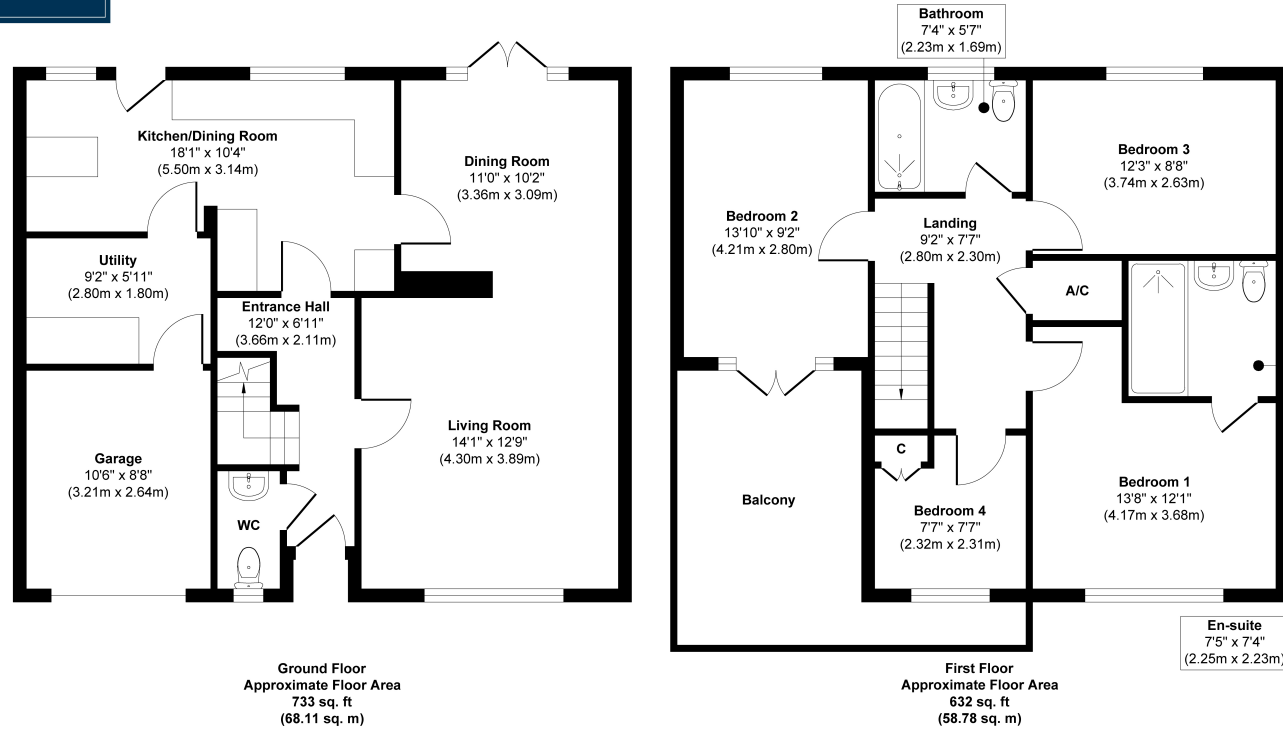
The property is connected to all mains services and the central heating is fired by gas.

The Council Tax is Band F (£2,915p.a.)

The EPC rating is C



## 12 Larkspur Drive, West Cross



**Approx. Gross Internal Floor Area 1365 sq. ft / 126.89 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property







The property occupies an elevated position on Larkspur Drive, with an open frontage that has a lawned garden and driveway offering ample off street parking in front of the garage.

The front door leads into a spacious entrance hall with doors leading to the living room, kitchen dining room, downstairs WC and stairs leading up to the first floor.

The living room is a lovely square room with a South facing aspect and large window allowing natural light to flood in. It is open to the dining room at the rear of the house which again has light pouring through the french windows which lead to the rear garden.

The dining room offers access to the kitchen family room with a brand new fitted kitchen with breakfasting area and loads of work space. There are two windows to the rear and the back door. From the kitchen you can return to the entrance hall. there is also access from here into the utility room, which in turn leads into the garage.

On the first floor there are three double bedrooms and a large single room. There is an ensuite shower room in the master bedroom and a spacious family bathroom. Bedroom two gives access to a spacious balcony (please note: the balcony railing needs to be re-instated).

To the rear of the house there is a spacious and level back garden.





This is a wonderful location on the Western side of West Cross and looking out over the bay, only one and a half miles from Oysterwharf in Mumbles village. The sea front promenade is just a mile and offers a flat walk around the beautiful bay into Mumbles or towards Blackpill and Swansea beyond. Other wonderful things to do that are almost on the doorstep include, Clyne Common, Mumbles Nature Reserve and The Coastal Path, Larkspur Drive offers every opportunity to walk out into nature.

Local beaches include Limeslade and Bracelet Bay (2 miles) and Langland Bay (2 miles). The beautiful Clyne Gardens are under a mile away also.

This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer!

The property is only a short distance from Whitestone Primary School.







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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

