

2, Heol Y Garreg Wen West Cross, Swansea, SA3 5RR



Experience modern luxury in this stunning 2,300sqft corner-plot home on Heol y Garreg Wen. With four spacious double bedrooms, including a master suite with Caswell Bay views, and a chic kitchen/family room perfect for entertaining, this property is designed for comfort and style.

Enjoy indoor-outdoor living with a vaulted-ceiling reception room opening onto a large South-facing terrace and an expansive wrap-around garden.

Practical features include underfloor heating, a utility room, and a double garage with electric doors. Ideally located near top schools, Mumbles village, and blue-flag beaches, this home offers the best of Swansea living.



£675,000 FREEHOLD

Nestled on a generous corner plot in the sought-after Heol y Garreg Wen, this exquisite home offers modern elegance and sophistication. Spanning across its well-designed spaces, the property boasts four spacious double bedrooms, each a sanctuary of comfort and style. The master suite, with built-in wardrobes, offers captivating views towards Caswell Bay and features an en-suite bathroom equipped with a multi-directional power shower and a chic portal window, creating a serene retreat.

The heart of the home is undoubtedly the luxurious kitchen/family room that serves as a multifunctional entertaining space, perfect for hosting dinner parties or enjoying casual family meals. The kitchen is outfitted with a RangeMaster, integrated full-size dishwasher, and ample storage, while the contemporary dining area comfortably seats six. There are two reception rooms, the first, cosy traditional living room, the second a breathtaking 26' x 18' room with vaulted ceiling and dual aspect, a space designed for both grand entertaining and intimate gatherings, it really is a fabulous addition to the property. There is a stylish log burner in this room and from here doors open onto a large decked terrace, seamlessly blending indoor and outdoor living. The property boasts practicality in the form of a utility room and downstairs WC, and there is access to ample loft storage above the garage.

For those who appreciate outdoor spaces, the property does not disappoint. The expansive, enclosed wrap-around garden is a verdant haven, with mature shrubs and easy-to-maintain plants. A south-facing patio provides the perfect spot for alfresco dining, shaded by an electric awning, while the large decked terrace invites leisurely afternoons soaking in the tranquility of this quiet neighborhood.

Practicality meets luxury with features such as underfloor heating, a freestanding wood burner on a slate hearth, and remote-controlled solar blinds. The double garage, with remote-controlled electric doors, offers versatile space for vehicles, a gym, or even a potential home office conversion.

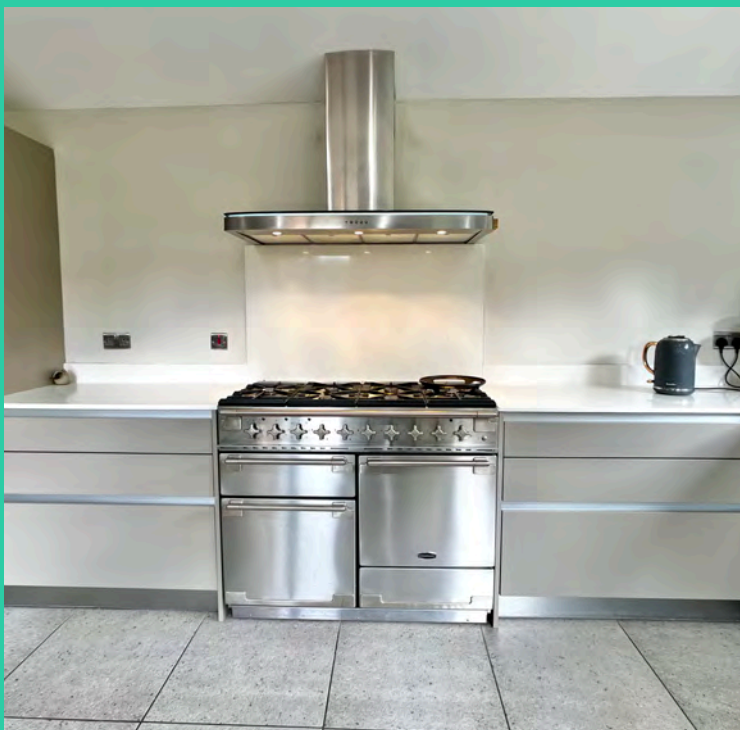
Location is key, and this property delivers in spades. Situated within the catchment area for the highly regarded Bishopston Comprehensive School, and just a 20-minute walk from the vibrant village of Mumbles, with its charming shops, cafes, and restaurants. Multiple blue-flag beaches, including Caswell Bay and Langland Bay, are a short drive away, while Clyne Common and four local golf courses are easily accessible for weekend adventures.

This home on Heol y Garreg Wen offers an unparalleled lifestyle, blending comfort, luxury, and convenience in one of the most desirable locations in Swansea..









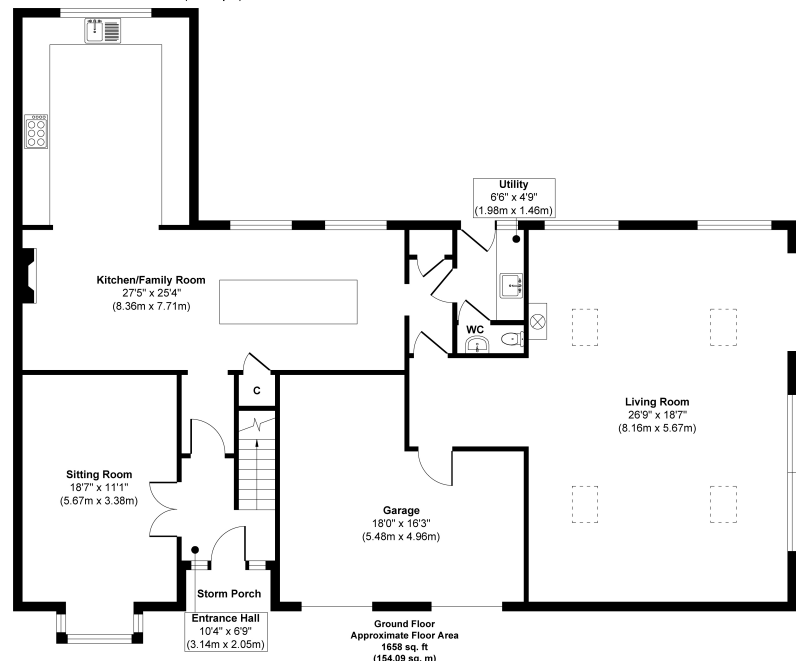
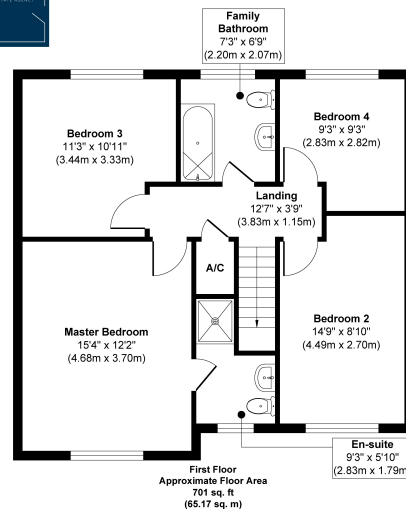








2 Heol Y Garreg Wen, West Cross



Approx. Gross Internal Floor Area 2359 sq. ft / 219.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 G (£3,364p.a.)

The EPC rating is D

Heol y Garreg Wen in West Cross, Swansea, is a hidden gem that offers the best of coastal living with easy access to some of the most desirable amenities and attractions in the region. Here's why this location could be your dream place to call home:

Coastal Charm and Mumbles Magic

Just minutes from Heol y Garreg Wen, you'll find yourself in the heart of Mumbles, a charming seaside village known for its vibrant mix of independent shops, cafes, and restaurants. Whether you're enjoying freshly baked pastries at one of the local bakeries or dining at a seafood restaurant with a view of the bay, Mumbles offers a rich culinary experience. The scenic promenade, stretching from Mumbles Pier to Swansea Bay, is perfect for morning jogs, leisurely walks, or simply soaking in the stunning coastal views.

Gateway to the Gower Peninsula

Living in West Cross means you're on the doorstep of the Gower Peninsula, the UK's first designated Area of Outstanding Natural Beauty. From the breathtaking beaches of Rhossili and Three Cliffs Bay to the rugged cliffs and rolling countryside, Gower offers endless opportunities for outdoor adventures. Whether you're into hiking, surfing, or simply picnicking in picturesque surroundings, the Gower Peninsula is a nature lover's paradise.

Excellent Schools and Family-Friendly Living

Families will be pleased to know that Heol y Garreg Wen is in the catchment area for some of Swansea's best schools, including the highly regarded Bishopston Comprehensive School. Younger children are well-catered for too, with excellent local primary schools such as Grange Primary and St. David's R.C. School. The area's safe, friendly community atmosphere makes it an ideal place for families.

Proximity to Key Amenities

Heol y Garreg Wen offers the convenience of being close to essential amenities. West Cross has a selection of local shops, including a well-stocked Co-op for your everyday needs, as well as cozy cafes and friendly pubs where you can relax and unwind. For more extensive shopping, Swansea city centre is just a short drive away, where you'll find the Swansea Market, Quadrant Shopping Centre, and a host of entertainment options.

Close to Healthcare and Education Hubs

Medical professionals or anyone needing easy access to healthcare will appreciate the close proximity to Singleton Hospital, one of Swansea's major healthcare facilities. The nearby Swansea University offers a range of educational opportunities and contributes to the vibrant, intellectual atmosphere of the area.

Entertainment and Culture at Your Fingertips

For those who enjoy arts and culture, the brand-new Swansea Arena is just a short drive away, hosting a variety of concerts, performances, and events throughout the year. Whether you're catching a live show or exploring the latest art exhibitions, there's always something happening in the city.

Easy Access to Green Spaces

Clyne Common and Clyne Gardens are nearby, offering tranquil green spaces perfect for walks, picnics, and family outings. These parks are some of Swansea's hidden treasures, providing a peaceful retreat just minutes from your doorstep.

A Perfect Blend of Urban and Rural Living

Heol y Garreg Wen offers the perfect balance of urban convenience and rural tranquility. With easy access to the bustling shops and cafes of West Cross and Mumbles, as well as the serene landscapes of the Gower Peninsula, this location truly offers something for everyone. Whether you're looking to immerse yourself in nature, enjoy a vibrant local community, or simply relax by the sea, Heol y Garreg Wen in West Cross is a wonderful place to live.





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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.

