

29 Llwynderw Drive, West Cross, Swansea, SA3 5AP



A Coastal Gem:
Contemporary Townhouse
Living on Llwynderw Drive

Set in a peaceful enclave
just moments from the
seafront, 29 Llwynderw
Drive is a modern
townhouse that combines
versatile design with a
sought-after coastal
lifestyle.

With spacious interiors, a
charming courtyard garden,
and the vibrant allure of
Mumbles Village just a mile
away, this is a home where
possibilities abound.



£375,000 FREEHOLD

Welcome to 29 Llwynderw Drive, a stylish and versatile townhouse offering the perfect blend of space, comfort, and coastal charm. Nestled within a tranquil residential enclave, this modern four-bedroom property is arranged across three thoughtfully designed storeys, encompassing an impressive 1,530 sq. ft. of living space.

Step inside and discover a home that is wonderfully maintained yet brimming with potential for contemporary refinement. On the ground floor, the layout is both practical and adaptable, featuring a well-proportioned bedroom, a utility room, a shower room, and an integral garage. This configuration makes it ideal for creating a self-contained flat or a welcoming granny annexe, offering privacy and convenience in equal measure.

The first floor is a delightful showcase of light and space. A bright and airy reception room invites you to relax, while the spacious L-shaped kitchen and dining room serve as the heart of the home. From here, step directly into the peaceful courtyard garden—a secluded retreat perfect for al fresco dining or a quiet morning coffee amidst nature.

Ascending to the second floor, you'll find three generous bedrooms, each offering a serene escape at the end of the day. A well-appointed family bathroom completes this level, ensuring comfort and functionality for modern living.

The location of Llwynderw Drive is truly enviable. Just a short stroll from the picturesque seafront promenade, this home places coastal living at your doorstep. Meanwhile, the bustling heart of Mumbles Village, with its array of boutique shops, charming cafés, and acclaimed restaurants, is less than a mile away.

With its adaptable layout, spacious interiors, and prime coastal setting, 29 Llwynderw Drive offers a unique opportunity to create your dream lifestyle in one of South Wales' most sought-after locations.











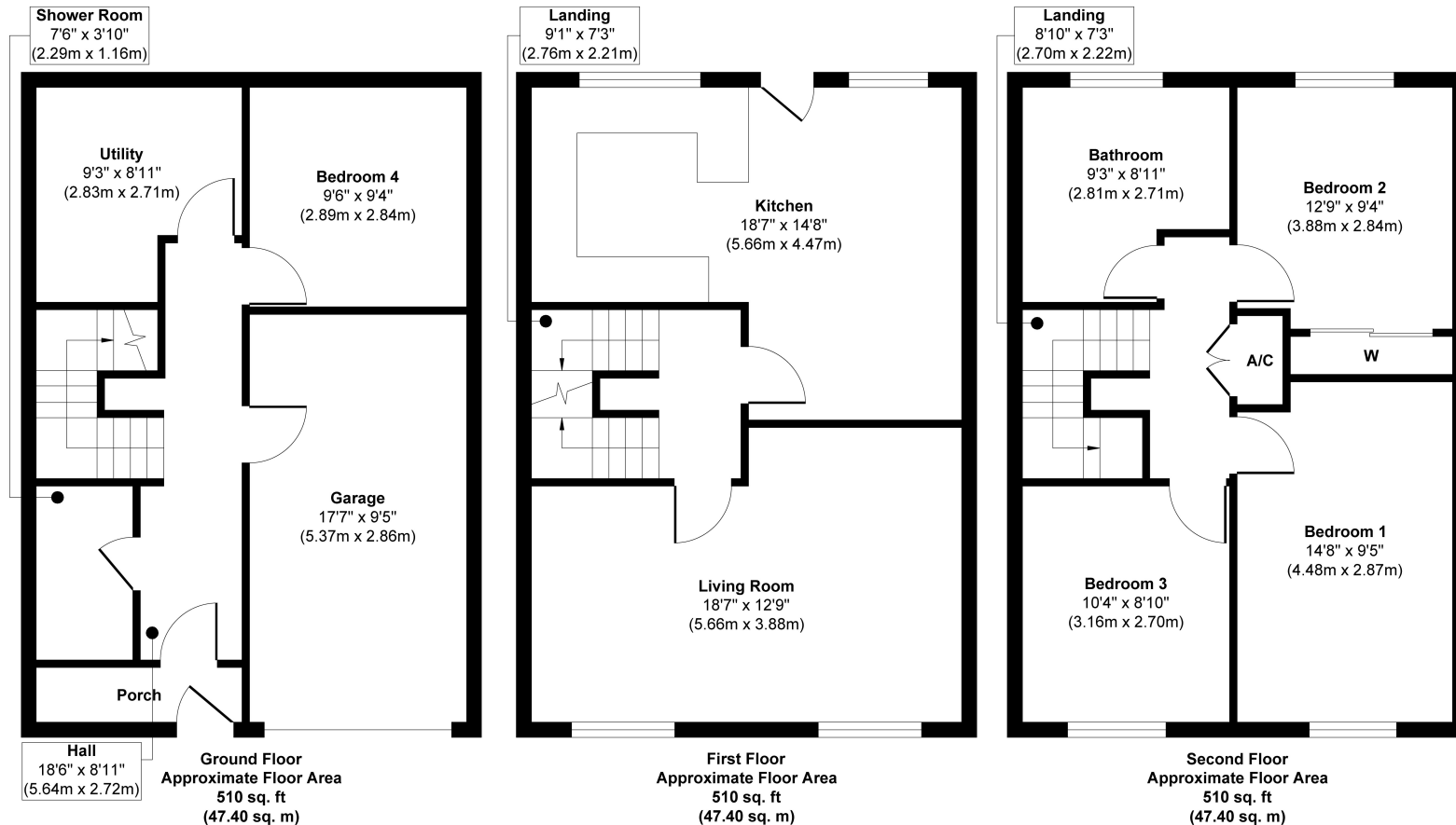


The property is FREEHOLD

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



Approx. Gross Internal Floor Area 1530 sq. ft / 142.20 sq. m

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

Nestled in the coastal community of West Cross, Llwynderw Drive offers a perfect blend of suburban tranquility and excellent accessibility to Swansea's vibrant city life, stunning natural landscapes, and a wealth of amenities. This sought-after location is particularly appealing to families, professionals, and retirees seeking a lifestyle that balances convenience, outdoor appeal, and community spirit.

Local Shopping and Social Amenities

West Cross is ideally situated with a range of local amenities. The West Cross Shopping Centre provides a selection of everyday conveniences, including a supermarket, pharmacy, and cafes. A short drive to Mumbles opens up a world of boutique shops, award-winning restaurants, and charming pubs, while Swansea city centre offers a wider array of retail outlets, entertainment options, and cultural attractions, including the Grand Theatre and Marina.

For social and leisure activities, residents have access to nearby gyms, sports clubs, and community centres. The proximity to Mumbles Road ensures that everything you need is within easy reach, whether it's a leisurely coffee by the sea or an evening meal with friends.

Proximity to Employment Hubs

Llwynderw Drive is well-connected to key employment centres in Swansea and the surrounding areas:

Singleton Hospital – Located approximately 3 miles away (a 10-minute drive), ideal for healthcare professionals.

Swansea University – Singleton Campus is a short 10-minute drive, while the Bay Campus is just 20 minutes away.

Morrison Hospital – Situated 7 miles away, accessible in around 20 minutes via the A4216 and M4.

M4 Motorway Access – Less than 15 minutes' drive, providing excellent connectivity to Cardiff, Bridgend, and other major cities.

Outdoor Appeal

For outdoor enthusiasts, Llwynderw Drive is perfectly positioned. The Swansea Bay seafront promenade is within walking distance, offering picturesque walks, cycle paths, and direct access to the beach. The promenade stretches all the way to Mumbles and Swansea Marina, providing breathtaking views of the bay and the chance to enjoy water sports, paddleboarding, or simply soaking in the coastal ambiance.

The Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, is just minutes away. Residents can explore world-famous beaches such as Langland Bay, Caswell Bay, and Rhossili, as well as countryside trails perfect for hiking and picnics. Mumbles Pier and the vibrant Oystermouth village are also nearby, making this area a hub for coastal and outdoor living.

Catchment Areas and Schools

Llwynderw Drive is in the catchment area for highly regarded schools, making it a popular choice for families.

Primary Schools: Llwynderw Primary School and Mayals Primary School offer excellent education for younger children.

Secondary Schools: Bishop Gore Comprehensive School is highly rated and easily accessible.

Independent Schools: The area is also within reach of private education options, such as Ffynone House School and Oakleigh House School.

For higher education, Swansea University and University of Wales Trinity Saint David are close by, providing exceptional academic opportunities.

Living on Llwynderw Drive offers a unique lifestyle where coastal beauty meets urban convenience. From the vibrant village atmosphere of Mumbles to the serene beaches of the Gower Peninsula, and with excellent transport links and outstanding schools, it's no wonder this location is so highly sought after. Whether you're raising a family, advancing your career, or seeking a peaceful retreat by the sea, Llwynderw Drive truly has it all.





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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.

