# No. 1 Alder Way

West Cross, Swansea, SA3 5PD

**Living Space:** 

1,586 sqft

**Accommodation:** 

Four Bedrooms Two Reception Rooms and Kitchen/Breakfast Room Two Bathrooms and Ground Floor WC Integral Garage Tenure: FREEHOLD

£395,000





A home perched above the bay, where golden light pours through generous windows and every room offers the promise of potential and peace...

## No 1.

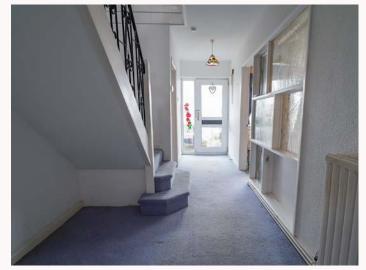
Elevated above the city with sweeping views over Swansea Bay, 1 Alderway is a spacious family home offering four bedrooms, sea views, a garage, and a fantastic opportunity to create something very special in one of Swansea's most established residential areas.





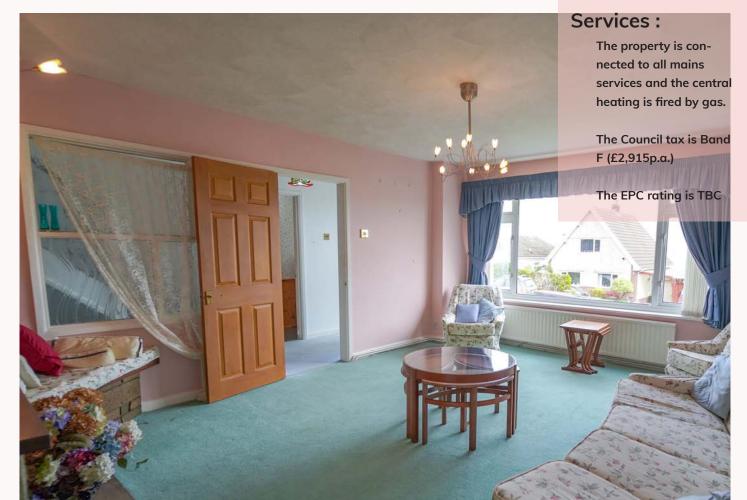












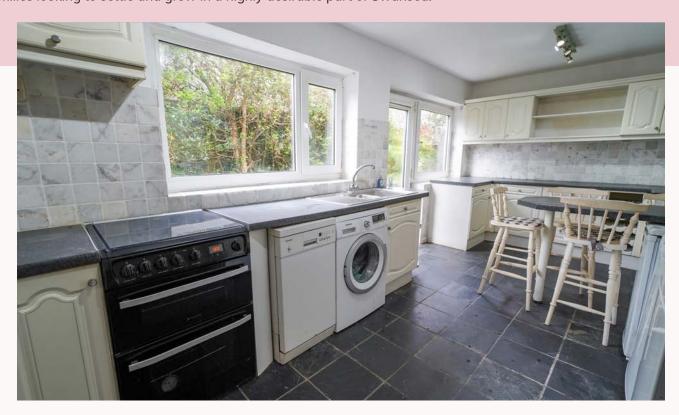


Set in an elevated position with panoramic views across Swansea Bay, 1 Alderway is a much-loved family home offering space, potential, and a wonderfully private setting. Though now in need of updating, the property provides a solid and spacious layout, making it ideal for those seeking a forever home they can make their own.

The ground floor features two generous reception rooms, perfect for both family living and entertaining, alongside a large kitchen that stretches across the rear of the house—offering scope for open-plan living if desired. A downstairs WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a principal suite with en-suite shower room, and a family bathroom. All front-facing rooms enjoy elevated views across the Bay, adding a wonderful sense of light and openness.

Externally, the house is surrounded by mature, private gardens, with a driveway for multiple vehicles leading to an integral garage. This is a home that offers real potential in a peaceful, well-established residential setting—ideal for families looking to settle and grow in a highly desirable part of Swansea.





























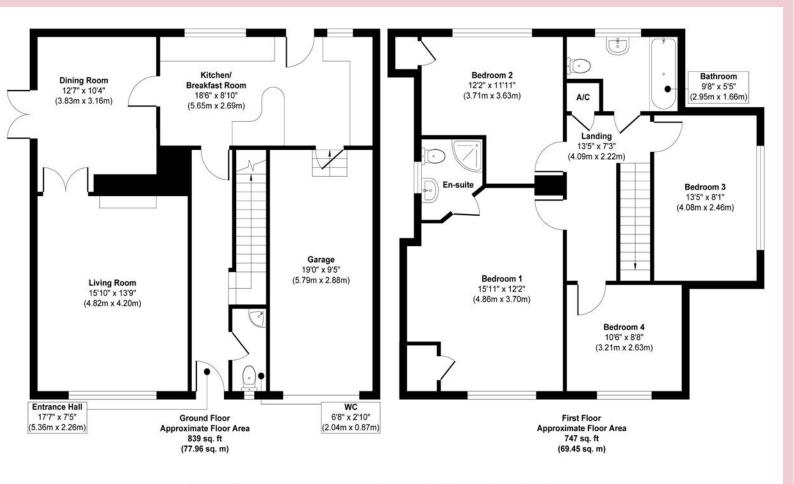












#### Approx. Gross Internal Floor Area 1586 sq. ft / 147.41 sq. m (Including Garage)

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

Produced by Elements Property





### **The Location**

Alderway is part of a peaceful, well-established residential area known for its generous plots, quiet surroundings, and elevated views over Swansea Bay—a prime spot for families seeking space, tranquillity, and excellent connectivity.

Location & Views: The elevated position gives front-facing rooms stunning views of the Swansea coastline, while the peaceful setting offers privacy and calm.

Access & Commuting:

Swansea City Centre is around 4.5 miles away (~15 minutes by car)

Swansea University & Singleton Hospital are just over 3 miles away

The M4 (J47) is approx. 6 miles away for easy access to West Wales, Cardiff & beyond

Outdoor Lifestyle:

Close to Clyne Gardens, Singleton Park, and the seafront promenade

Easy access to Gower beaches including Langland, Caswell & Three Cliffs for family weekends and coastal walks

School Catchment: Likely falls within the catchment area for well-regarded primary and comprehensive schools in the area—ideal for growing families

Local Amenities: Nearby shops, parks, and community facilities offer a convenient and family-friendly lifestyle

With its enviable position, generous footprint, and scope to modernise, 1 Alderway is a home full of promise—the kind of place where families can create lasting memories and truly make their mark.











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