



32 Heneage Drive, West Cross, Swansea, SA3 5BR

Two Bedrooms
Garage
South Facing Garden

FREEHOLD

796 sqft

£349,995

Modern living by the sea – a delightful home with garden, garage and all the best of Mumbles on your doorstep.







A stylish two-bedroom home with garage, parking and a south-facing garden, quietly tucked away in one of West Cross's most popular residential turnings.





32 Heneage Drive, West Cross, Swansea, SA3 5BR is a smart and well-presented two-bedroom terraced house, offering 796 sqft of light and versatile living space.

The ground floor comprises a generous living room and a separate dining room, ideal for both relaxed evenings and entertaining. The fitted kitchen is practical and well-planned, it is open to the dining room which in turn offers direct access to a bright conservatory that opens onto a patio and the pretty south-facing rear garden beyond.

Upstairs, there are two spacious double bedrooms, each with built-in wardrobes, alongside a well-proportioned family bathroom. The property has been maintained in excellent condition throughout, ensuring it is ready to move straight into. There is plenty of storage in the property with a spacious understairs cupboard in the living room and a generous attic space too.

Externally, the house enjoys a garage and off-street parking, while the rear garden provides a private, sunny retreat, thoughtfully designed for ease of upkeep. The garden is a lovely size and offers rear access to the property via a lane behind. Situated at the end of a quiet cul-de-sac, the property offers a calm residential setting just moments from the coast.



Tenure: Freehold, The garage is located in a block and the tenure of the garage is Leasehold (999yrs).

Services: Mains electricity, water, drainage and gas central heating

Council Tax: Band E
– approx. £2,619 per annum

EPC Rating: D





The Location

Heneage Drive is one of West Cross's most popular and established addresses, appreciated for its peace, convenience and proximity to the sea. From the house, the sweeping promenade is less than half a mile away, providing an easy waterside walk into Mumbles village with its boutique shops, cafés, bars and restaurants. The house also enjoys swift access to the beaches of Rotherstide, Langland and Caswell, all within 2–3 miles, and further afield the world-renowned Gower Peninsula (AONB) with its walking trails and unspoilt beaches.

Everyday amenities can be found in West Cross itself, including supermarkets, pharmacy, post office and local pubs, while more extensive shopping is available at Fforestfach Retail Park (4.5 miles) and Swansea city centre (5 miles). Local schools include Whitestone Primary and Bishopston Comprehensive, both highly regarded.

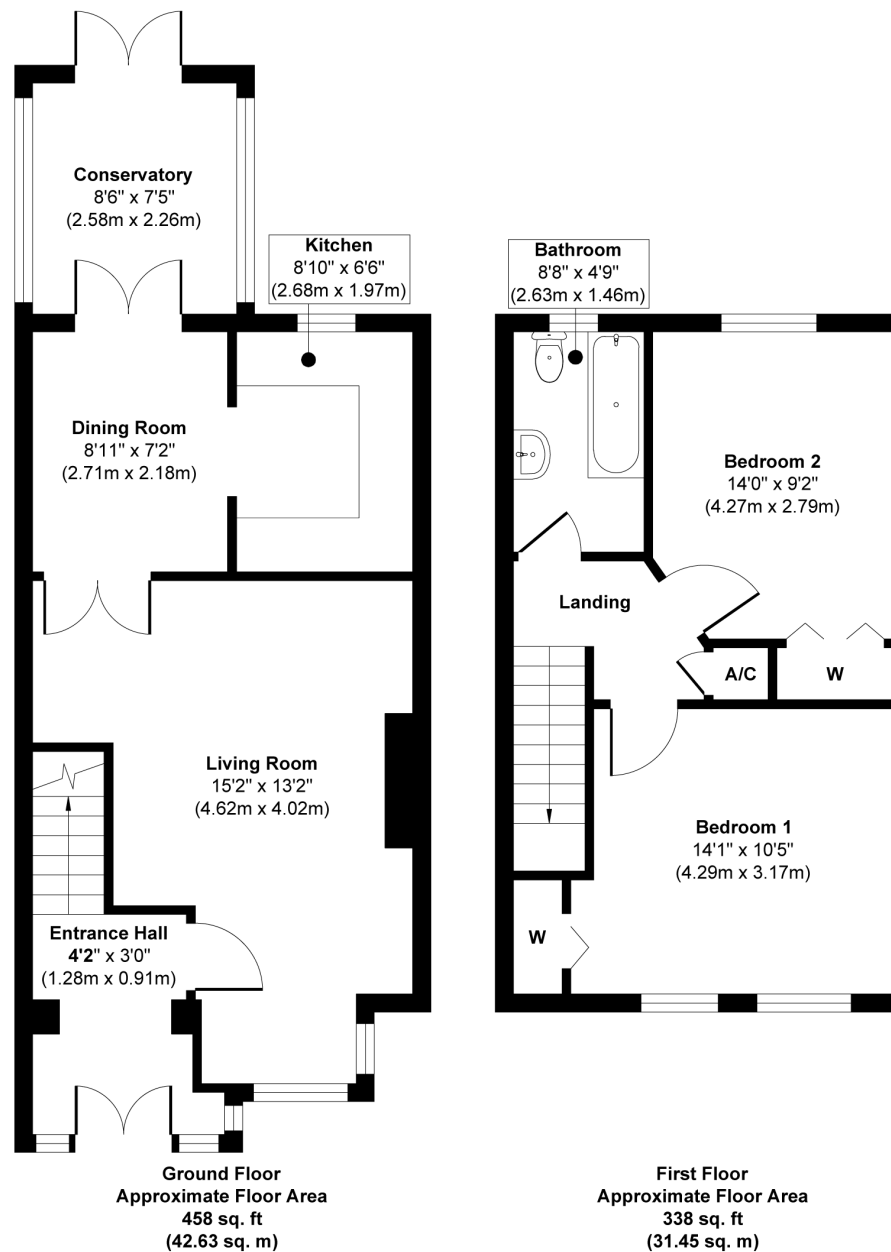
For commuters, Swansea University (Singleton Campus) is approximately 2 miles away, Singleton Hospital 2.3 miles, and the M4 motorway at Junction 47 is around 7.5 miles, connecting to Cardiff, Bridgend and beyond.







32 Heneage Drive, West Cross



Approx. Gross Internal Floor Area 796 sq. ft / 74.08 sq. m

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

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