



9 West Cross Avenue
West Cross, Swansea, SA3 5TS
Offers In Excess Of £350,000

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Business unaffected .

A rare opportunity to acquire a MIXED-USE COMMERCIAL/RESIDENTIAL semi-detached property in the highly sought-after area of Norton, Swansea West. Just moments from the seafront promenade and the bustling village of Mumbles. The ground floor is occupied by a thriving and well-established COFFEE SHOP with a RETAIL ELEMENT, benefitting from excellent footfall and featuring a charming garden area ideal for outdoor seating or events. This commercial space offers immediate rental income or the potential for an owner-occupier to run a business in a prime coastal location.

Above the commercial unit is a beautifully presented TWO BEDROOM MAISONETTE with its own private entrance, finished in a contemporary style throughout. Bright and modern, it comprises a spacious open-plan living area, stylish kitchen & bathroom and two generous bedrooms – making it perfect for use as a short-term holiday let, longer rental, or an appealing live/work setup. This property presents a fantastic investment opportunity with flexible income streams in one of Swansea's most desirable coastal locations. Call to view now!

Retail Unit/Coffee Shop

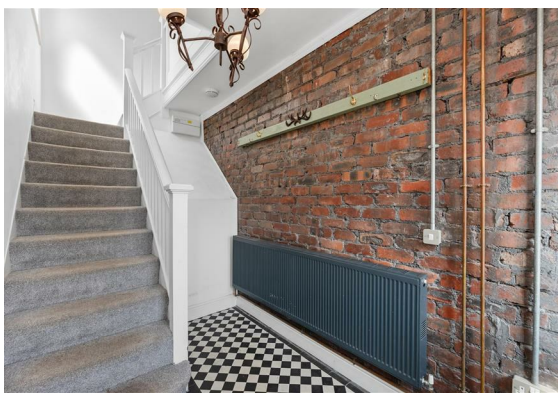
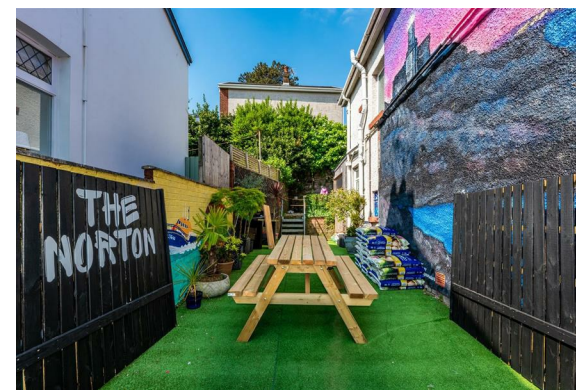
25'6" x 14'4" (7.78 x 4.39)

Thriving coffee shop with contemporary industrial decor, kitchen area, storage cupboard and doors to the rear courtyard garden/storage area.

Entrance Hallway

9'4" x 5'10" (2.87 x 1.80)

Entrance hallway with glazed composite front door, original checkerboard flooring, industrial trunking and exposed brick wall.





Bathroom

8'2" x 7'4" (2.50 x 2.25)

Fantastic bathroom, equipped with a corner shower and floorstanding tub, complimented by metro tiling, led mirror, sink/storage unit and WC.

Open Plan Kitchen/Dining Room

20'5" x 13'6" (6.24 x 4.14)

Superb contemporary living space with bay window seating area, exposed brick fireplace, wall mounted tv point, tall radiator and pvcu windows and open kitchen. The kitchen comprises a range of units in an on-trend gloss grey colourway, complete with integral oven, gas hob, extractor and space for appliances. The open plan layout is ideal for modern families and fosters togetherness by making it easier for family members to connect and socialise.



Bedroom One

12'0" x 10'9" (3.66 x 3.28)

Double bedroom with gorgeous exposed brick feature wall, fitted carpet, radiator and pvcu windows to the rear.

Bedroom Two

16'3" x 14'9" (4.97 x 4.52)

Second bedroom located on the 2nd floor, with vaulted ceiling, eaves storage, exposed beams, brick wall and dual Velux windows.



External and Location

Located just moments from the picturesque Mumbles and the vibrant Swansea seafront with courtyard garden & driveway. The outdoor space has been thoughtfully transformed into a useful retail and seating area, enhancing the cafes popularity with both locals and visitors. Just a short stroll from the iconic Mumbles and Swansea promenade, this property enjoys all the benefits of coastal living with easy access to scenic walks, beaches and waterfront cafes. Its prime location attracts steady footfall to the coffee shop and offers residents a vibrant lifestyle by the sea.



Floor Plan



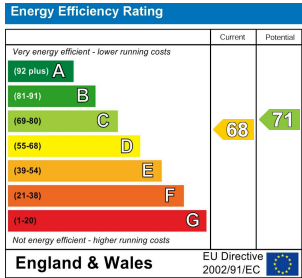
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

