



102 West Cross Lane, West Cross, Swansea, SA3 5NQ

Offers Over £450,000

Welcome to this stunning four-bedroom detached property with breath-taking sea views of Swansea Bay to the rear. Situated in a prime location, this home offers the perfect blend of comfort, elegance, and tranquility.

As you step inside, you'll immediately appreciate the spaciousness and natural light that flows throughout. The ground floor boasts three reception rooms plus a useful space off the kitchen to use as a home office, playroom or guest room. The lounge, with a log burner provides a joy. The spacious utility room leads off the kitchen and at the rear there is a shower room and toilet.

Upstairs, you'll discover four generously sized bedrooms, each offering a tranquil haven for relaxation and rejuvenation. The master bedroom, located at the rear of the property, benefits from the picturesque sea views, providing a serene backdrop to wake up to each morning. The loft has been partially converted with ladder access and two Velux roof windows.

Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With an opening to the hallway. Tiled floor.

Hallway

With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen/breakfast room.

Lounge 14'0" x 14'9" (4.281 x 4.513)



With a double glazed window to the front. Radiator. Feature wood burner set on marble hearth with marble surround. Doors to the kitchen/breakfast room.

Lounge



Lounge



Kitchen/Breakfast Room 8'10" x 30'11" (2.710 x 9.448)



With a double glazed window to the side. Double glazed window to the rear. Door to the sitting room. Door to the utility room. Door to the pantry. Two radiators. Slate floor. Spotlights. Bi-fold doors to the conservatory. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Space for dishwasher. Space for fridge/freezer. Space for cooker. Integral fridge.

Kitchen/Breakfast Room



Sitting Room 11'1" x 8'6" (3.390 x 2.592)



With a double glazed window to the side. Radiator.

Kitchen/Breakfast Room



Utility Room 10'10" x 8'10" (3.306 x 2.700)



With a frosted double glazed PVC door to the rear. Door to the shower room. Double glazed window to the rear. Radiator. Slate tiled flooring. Range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer.

Shower Room 4'0" x 8'9" (1.242 x 2.677)



With a frosted double glazed window to the rear. Corner shower cubicle. Low level w/c. Wash hand basin. Spotlights. Extractor fan. Slate tiled flooring. Heated towel rail.

Conservatory 11'9" x 12'3" (3.596 x 3.745)



With a set of double glazed French patio doors to the rear. Double glazed windows to the rear. Tiled floor.

Conservatory



First Floor

Landing



With a door to the airing cupboard. Door to the bathroom. Doors to bedrooms. Loft access.

Bathroom 5'2" x 8'0" (1.60 x 2.44)



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan. Tiled floor. Tiled walls.

Bedroom One 12'6" x 10'3" (3.817 x 3.139)



With a double glazed window to the rear offering sea views of Swansea Bay. Radiator. Sliding doors to fitted wardrobes.

Bedroom Two 13'1" x 14'5" (3.994 x 4.404)



With a double glazed window to the front. Radiator. Sliding doors to fitted wardrobes.

Bedroom Two



Bedroom Three 12'8" x 8'1" (3.869 x 2.470)



With a double glazed window to side. Radiator. Opening to the storage area.

Bedroom Three

Bedroom Four 12'1" x 7'10" (3.693 x 2.407)



With a double glazed window to the front. Radiator.

External

Front

You have driveway parking for two vehicles leading to the garage. Lawned garden home to a variety of flowers, trees and shrubs. Raised patio seating area. Side access on one side of the property to the rear.

Front Garden



Front Garden



Front Garden



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Another Aspect



Rear Garden



Garage 6'5" x 8'5" (1.975 x 2.589)

Rear

You have a patio seating area which in turn leads up to a lawned garden. Further patio seating area. Detached garden shed (with mains electricity). The rear garden boasts sea views of Swansea Bay.

Rear Garden



Rear Garden



Views

Council Tax Band

Council Tax Band - F

Council Tax Estimate - £2,575

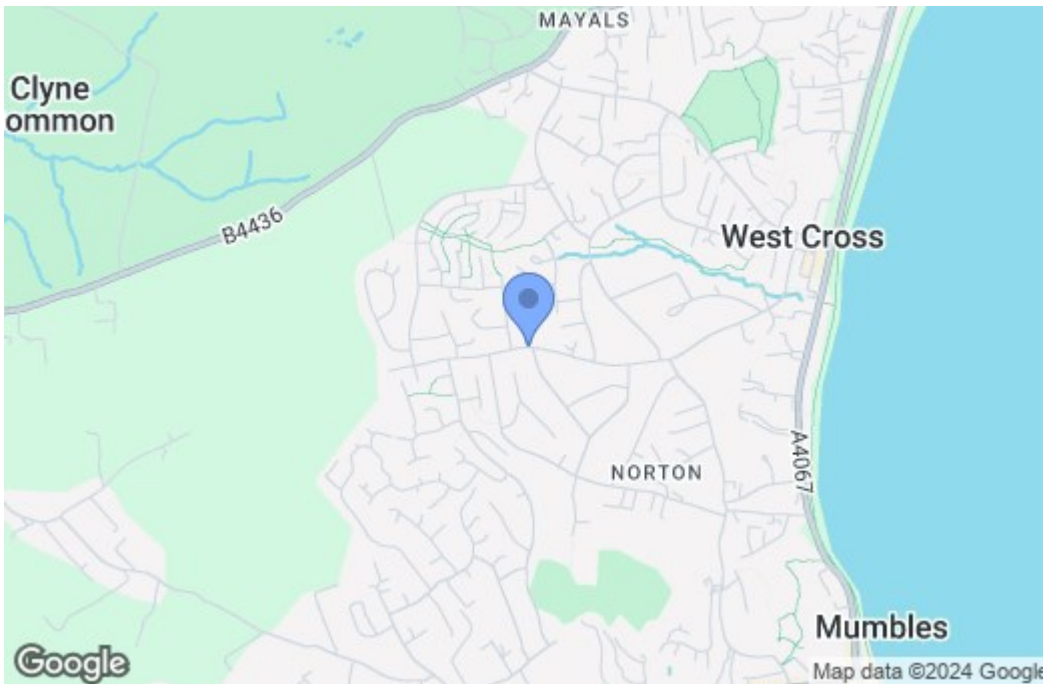
Tenure

Freehold.

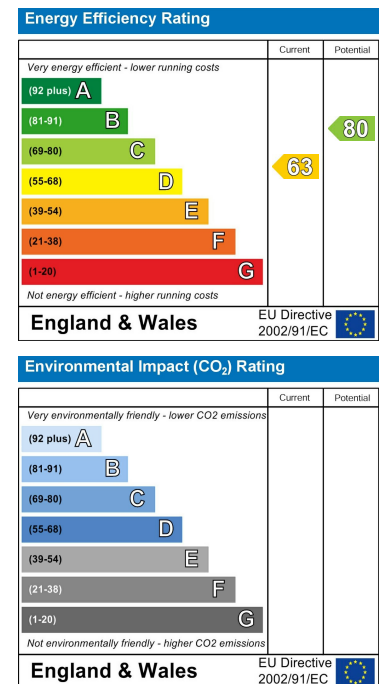
Floor Plan



Area Map



Energy Efficiency Graph



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