



## 8 Longfields, Bethany Lane, West Cross, Swansea, City & County Of Swansea, SA3

**Offers Over £850,000**

Nestled in the tranquil location of Longfields, Bethany Lane, this delightful four-bedroom detached family home offers the perfect blend of serene living with close proximity to the vibrant village of Mumbles. With a generous plot size and a spacious floor area of 2766 FT<sup>2</sup>, this property is an ideal family haven, sold with no onward chain.

On the ground floor, the accommodation comprises a welcoming hallway, a convenient cloakroom, a spacious lounge perfect for family gatherings, a modern kitchen/breakfast room ideal for entertaining, a practical utility room, and an integral double garage with internal access.

The first floor boasts five well-proportioned bedrooms, with Bedroom One and Bedroom Two featuring en-suite bathrooms, as well as a family bathroom.



### Entrance

Via a composite door into the hallway.

### Hallway



Stairs to the first floor. Radiator. Door to the integral double garage. Door to the cloakroom. Door to the lounge. Door to the open plan kitchen breakfast room.

### Hallway



### Cloakroom 3'8" x 7'0" (1.142 x 2.159 )

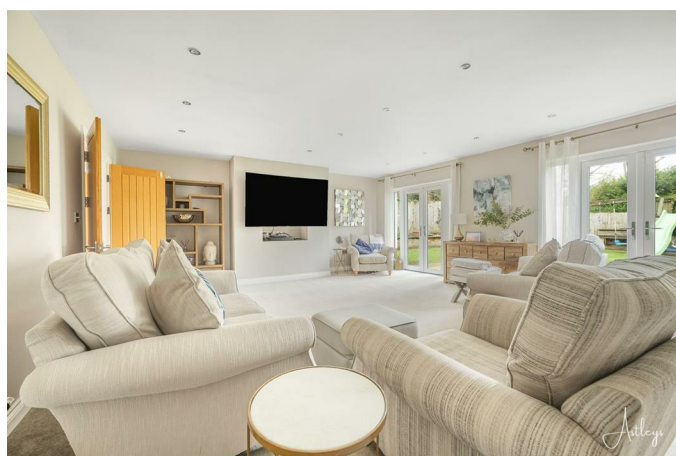


WC. Wash hand basin. Radiator, tile floor, part tile walls.

### Integral Double Garage 19'0" x 20'3" (5.803 x 6.184 )

Via two sets of electric up and over doors. You have power and light and a composite door to the rear garden.

### Lounge 18'6" x 21'6" (5.656 x 6.569 )



You have two sets of double glazed patio doors leading out to the rear garden. Two radiator. Spotlights.

## Lounge



## Kitchen/Breakfast Room



## Kitchen/Breakfast Room 23'11" x 16'7" (7.312 x 5.059 )



## Kitchen/Breakfast Room



You have a set of double glazed windows to the front. Set of double glazed windows to the rear. Beautifully appointed room with spotlights. Tiled floor. Radiator. Well appointed kitchen fitted with a range of base and wall units. Running granite work surface incorporating a one and a half bowl sink and drainer unit. AEG induction hob with an AEG oven and grill under. Extractor hood over. Integral wine cooler. Integral dishwasher. Space for American style fridge freezer. Door to the utility room.

## Kitchen/Breakfast Room



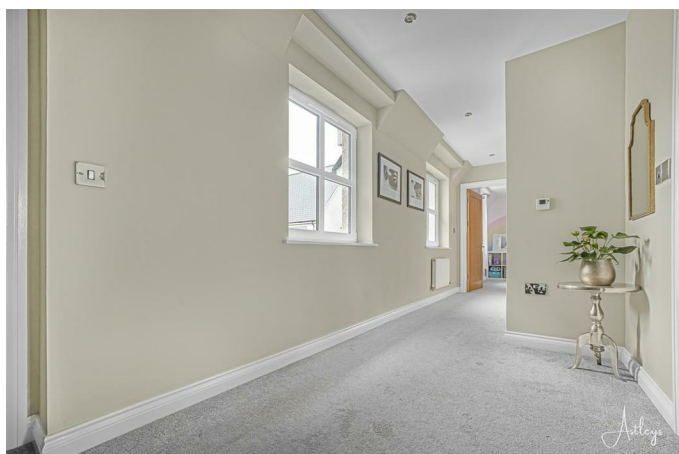
#### Utility Room 7'2" x 6'6" (2.199 x 1.994 )



With a composite door to the rear garden. Double glazed window to the rear garden.

#### First Floor

##### Landing



You have a set of double glazed windows to the front. Doors to airing cupboard. Door to the bathroom. Doors to bedrooms. Spotlights. Radiator.

#### Bathroom 6'3" x 7'4" (1.924 x 2.253 )

Well appointed suite comprising bathtub; WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

#### Bathroom



#### Bedroom One 16'7" x 15'4" (5.056 x 4.677 )



You have a set of double glazed windows to the front. Two radiators. Spotlights. Doors to walk-in wardrobe. Door to en suite.



### Bedroom One



**Walk in Wardrobe 8'11" x 9'2" (2.74 x 2.80 )**

**En-Suite 6'10" x 9'0" (2.087 x 2.751 )**



You have a frosted double glazed window to the rear. Well appointed suite comprising a large walk-in shower cubicle with oversized shower head above. WC. Wash hand basin. Tiled floor. Part tiled walls. Spotlights. Chrome heated towel rail.

### Bedroom Two 10'11" x 15'3" (3.337 x 4.667 )



You have a set of double glazed windows to the rear. Radiator. Door to the en suite.

### Bedroom Two



### En-Suite 7'0" x 5'2" (2.152 x 1.585 )



Well appointed suite comprising a large walk-in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Part tiled walls. Spotlights.

### Bedroom Three 11'1" x 19'1" (3.398 x 5.821 )



You have a set of double glazed windows to the front and rear. Two radiators.

### Bedroom Four 9'3" x 14'10" (2.833 x 4.531 )



You have a double glazed window to the rear. Radiator.

### Bedroom Four





### Bedroom Five 11'10" x 10'1" (3.613 x 3.079 )



You have a set of double glazed windows to the rear. Radiator.

### Bedroom Five

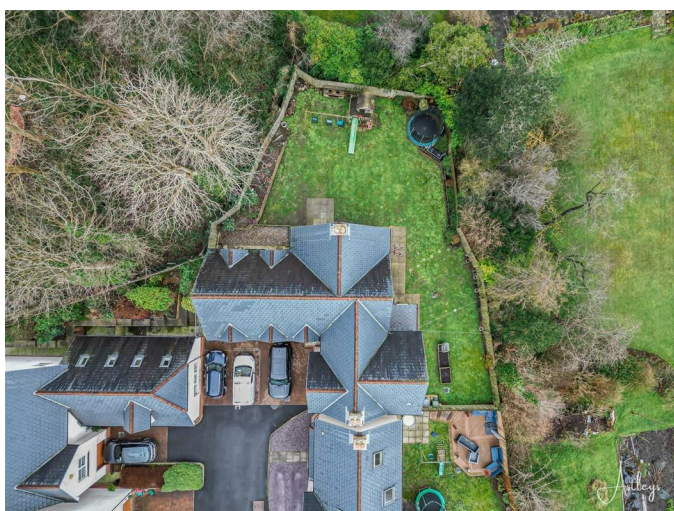


### External

### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Front

You have driveway parking for three vehicles leading to the integral double garage. Side access to the rear. Electric car charging point.

### Rear

You have a patio seating area and a lawned garden bordered by fencing.

### Rear Garden



### Rear Garden



### Rear Garden



### Rear Garden





### Rear Garden



### Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

### Council Tax Band

Council Tax Band - H

### Tenure

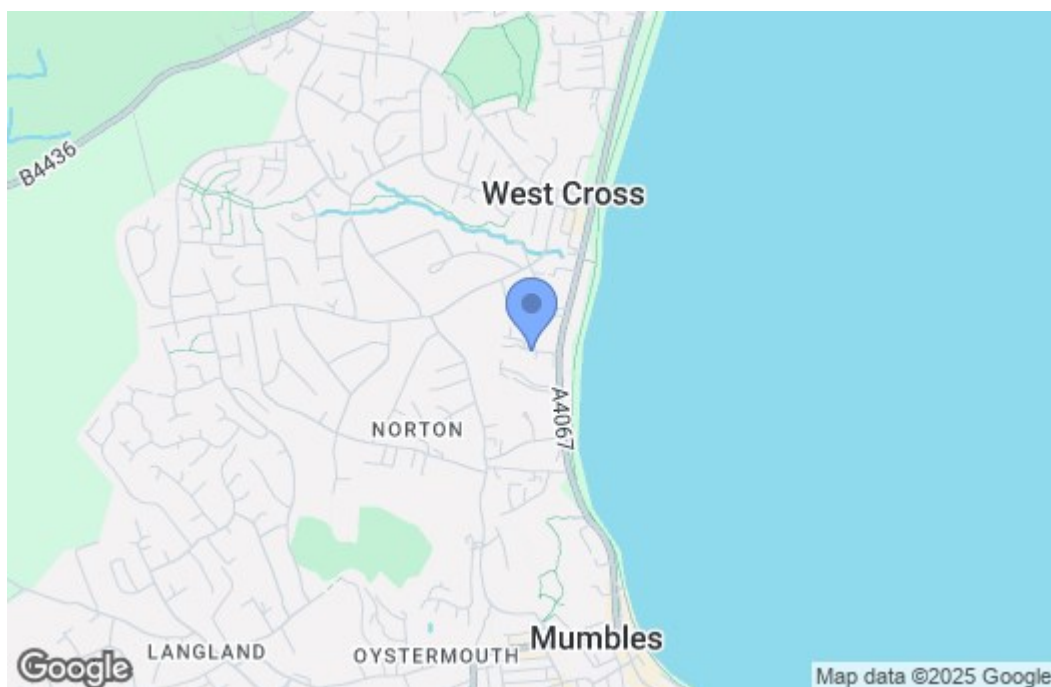
Freehold.

## Floor Plan

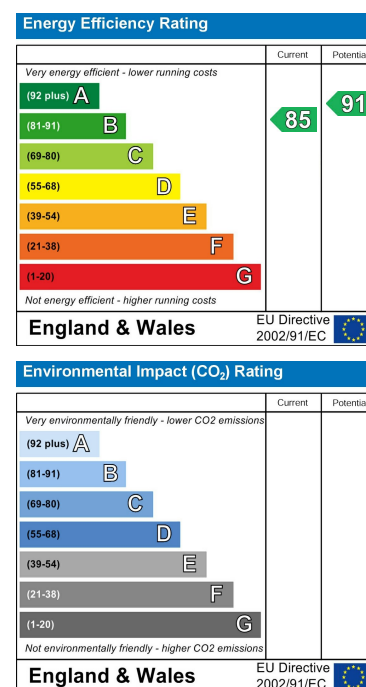


Total area: approx. 257.0 sq. metres (2766.1 sq. feet)

## Area Map



### Energy Efficiency Graph



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