



26 Brookvale Road, West Cross, Swansea, City & County Of Swansea, SA3 5EX

£599,995

Nestled in the sought-after location of Brookvale Road, West Cross, this four-bedroom semi-detached family home boasts a superb elevated position with captivating sea views across Swansea Bay. Set on an impressive 0.15-acre plot and offering a generous floor area of 1,772 sq. ft, the property combines spacious living with versatile accommodation, ideal for modern family life. Close proximity to The Grange, Mayals and Llywnderw Primary Schools.

The ground floor welcomes you with a bright hallway leading to a comfortable sitting room and a separate lounge, both designed for relaxation and entertaining. A spacious kitchen/dining room flows seamlessly into an extended kitchen, complemented by a utility room and cloakroom for added practicality. Upstairs, the first floor comprises a family bathroom and four well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite.

Entrance

Via frosted double-glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Feature stained-glass window to the side. Radiator. Door to the extended kitchen. Door to the lounge. Door to the sitting room. Parquet flooring.

Hallway



Sitting Room 11'5" x 11'1" (3.496 x 3.400)



You have a double-glazed bay window to the front. Double-glazed window to the side offering sea views of Swansea Bay and beyond. Feature fireplace housing a wood burner set on tiled hearth with marble surround. Radiator.

Sitting Room



Lounge 18'0" x 10'11" (5.497 x 3.332)



Feature fireplace with an opening to the kitchen/dining room. Set of double-glazed windows to the front. Radiator. Parquet flooring.

Extended Kitchen 10'9" x 6'9" (3.293 x 2.080)



With an opening to the kitchen/dining room and a door to the utility. Tiled floor. Radiator. Running wood block work surface incorporating a sink and drainer unit. Space for dishwasher.

Utility Room 7'7" x 6'1" (2.326 x 1.871)

You have a door to the cloakroom. Double-glazed window to the side. Tiled floor. Radiator. Plumbing for washing machine. Space for tumble dryer.

Cloakroom 4'4" x 2'10" (1.323 x 0.881)

With a frosted double-glazed window to the side. Suite comprising; WC. Wash hand basin. Tiled floor.

Kitchen/Dining Room 11'1" x 21'6" (3.401 x 6.570)



Double-glazed window to the side. Set of double-glazed windows to the rear. Double-glazed PVC door to the rear. Set of French doors to the rear. Well-appointed kitchen fitted with a range of base and wall units. Running wood block work surface incorporating a stainless steel sink. Six ring cooker with extractor hob over. Integral fridge. Integral freezer. Under floor heating. Two radiators. Spotlights.

Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



First Floor

Landing



You have a set of double glazed windows to the side offering sea views of Swansea Bay and beyond. Radiator. Loft access. Doors to built-in storage cupboard. Door to the bathroom. Doors to bedrooms.

Landing

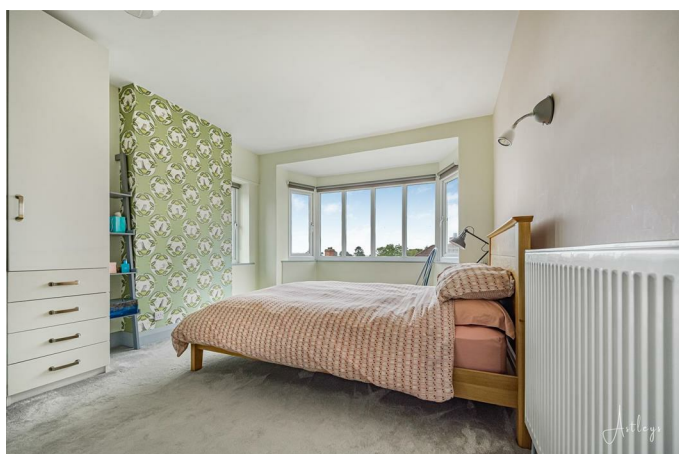


Bathroom 11'1" x 8'8" (3.401 x 2.665)



You have a well-appointed bathroom suite comprising; bathtub. Corner shower cubicle. Wash hand basin. WC. Spotlights. Wall radiators. Door to storage cupboard.

Bedroom One 10'11" x 13'11" (3.337 x 4.242)



You have a double glazed bay window to the front offering breathtaking sea views of Swansea Bay and beyond. Radiator. Opening to en suite. Doors to built-in wardrobes.

Bedroom One



Views



Views



En-Suite 4'0" x 7'8" (1.224 x 2.361)



You have a frosted double glazed window to the side. En suite comprising; corner shower cubicle with an oversized shower head above. WC. Wash hand basin. Tiled floor. Wall radiator.

En-Suite



Bedroom Two 13'5" x 9'9" (4.111 x 2.978)



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

Bedroom Two



Bedroom Three 14'0" x 11'5" (4.286 x 3.482)



You have a set of double glazed windows to the rear. Radiator. Sliding doors to built-in wardrobe.

Bedroom Three

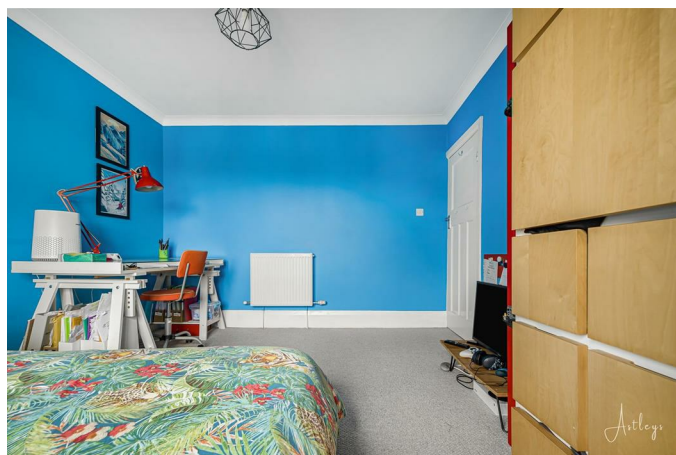


Bedroom Four 11'10" x 11'3" (3.609 x 3.452)



You have a set of double glazed windows to the front offering sea views of Swansea Bay to the front. Radiator.

Bedroom Four



External

Another Aspect



Aerial Aspect



Another Aspect



Aerial Aspect



Aerial Aspect



Front



Front



You have a raised low-maintenance patio garden with ample room for tables and chairs. Raised vegetable beds. Detached greenhouse. Sea views of Swansea Bay and beyond. Private driveway parking for several vehicles, electric car charging point and detached garage.

Front

Rear



You have a patio seating area with ample room for tables and chairs which in turn has steps leading up to a lawned garden. The rear garden is home to a variety of flowers, trees and shrubs. Access to the storeroom and a raised seating area again with ample room for tables and chairs.

Rear



Rear



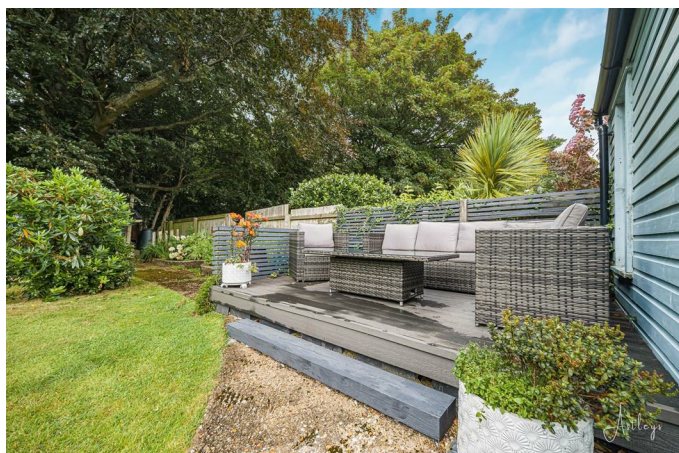
Rear



Rear



Rear



Garage 22'4" x 12'2" (6.824 x 3.728)



Via 'up and over' door. Garage is currently being used as a games room. Power and light and a set of glazed windows to the side. Solar panels on the garage roof also.

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Vodafone & Three. Solar panels - Within the garage there is also a battery storage system.

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

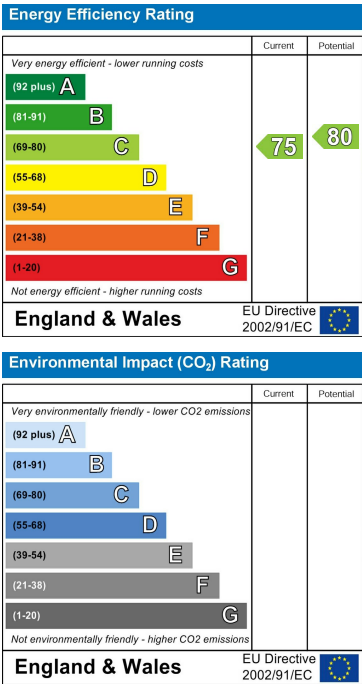
Floor Plan



Area Map



Energy Efficiency Graph



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