



8 Pant Y Dwr, Three Crosses, Swansea, SA4 3PG

Offers Over £295,000

We are pleased to present this four bedroom semi detached home on a cul-de-sac location, offered with no onward chain, set within the highly regarded village of Three Crosses. Positioned on the edge of the Gower Peninsula, the location is known for its strong sense of community, access to everyday amenities and proximity to some of South Wales' most celebrated coastline, including Rhossili Bay and Three Cliffs Bay. The property also falls within the catchment for Bishopston Comprehensive School, widely recognised as one of the area's leading schools.

The accommodation is arranged over three floors and offers a natural flow suited to modern family life. The ground floor comprises an entrance hall, a living and dining room, a kitchen and a separate study. To the first floor are three bedrooms, a family bathroom and a shower room, while the second floor provides a further bedroom, offering flexibility for guests, work or quiet retreat. Outside, the front of the property is set back with a driveway providing off road parking alongside a lawn. The rear garden has been arranged for ease and enjoyment, with a patio area leading onto a lawn and a useful outdoor shed. The garden also benefits from back gate access. Together, the setting and layout create a home that balances practicality with the lifestyle appeal of its surroundings.

The Accommodation Comprises

Ground Floor

Hall 10'5" x 6'0" (3.18m x 1.82m)



Entered via the front door, this space features a staircase leading to the first floor. The area includes a useful storage cupboard, fitted carpet and a radiator.

Lounge/Dining Room 22'6" x 10'3" (6.85m x 3.12m)



This room benefits from a double glazed window to the front, a feature electric fire with surround creates a cosy focal point, while a sliding door provides direct access to the rear garden. The space is finished with laminate flooring and a radiator.



Kitchen 1'10" x 12'1" (0.56m x 3.69m)



The kitchen is fitted with a matching range of wall and base units, complemented by ample worktop space and incorporating a 1+1/2 bowl stainless steel sink. Built-in appliances include a washing machine and dishwasher, with additional space provided for a fridge/freezer and a cooker with extractor hood above. Two double glazed windows to the rear, while tiled flooring and a radiator complete the space.



Landing 3'11" x 6'0" (1.19m x 1.82m)

Fitted carpet.

Bedroom 1 12'8" x 16'10" (3.86m x 5.14m)



This room features two double glazed windows to the front, additional benefits include a useful storage cupboard, fitted carpet, and two radiators.



Study 12'4" x 5'10" (3.75m x 1.77m)



Double glazed window to front, fitted carpet, radiator.

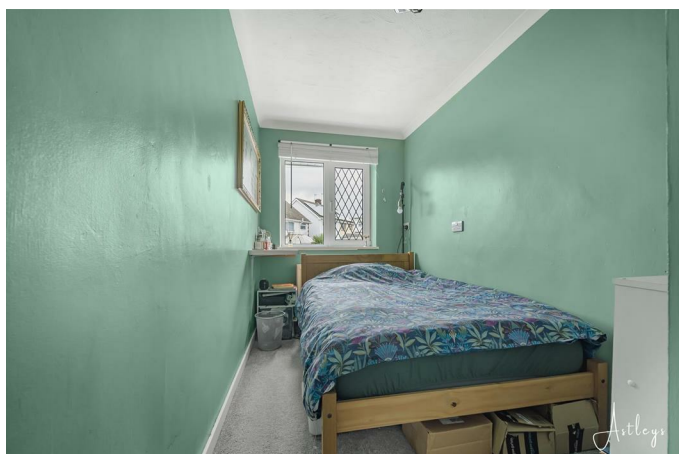
First Floor

Bedroom 2 8'10" x 10'3" (2.69m x 3.12m)



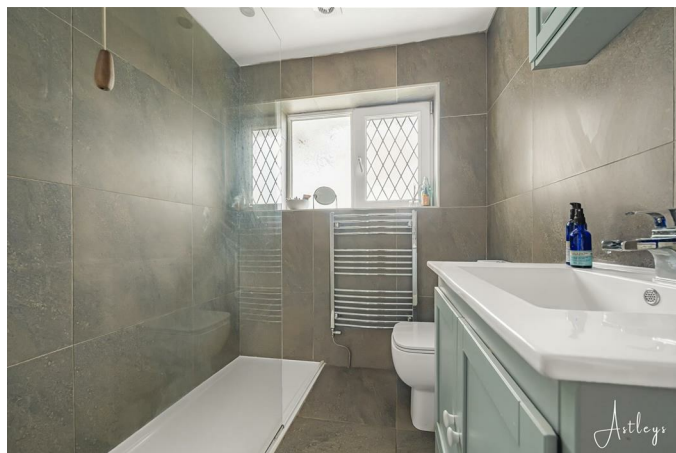
Double glazed window to rear, laminate flooring, radiator.

Bedroom 3 13'3" x 5'10" (4.03m x 1.77m)



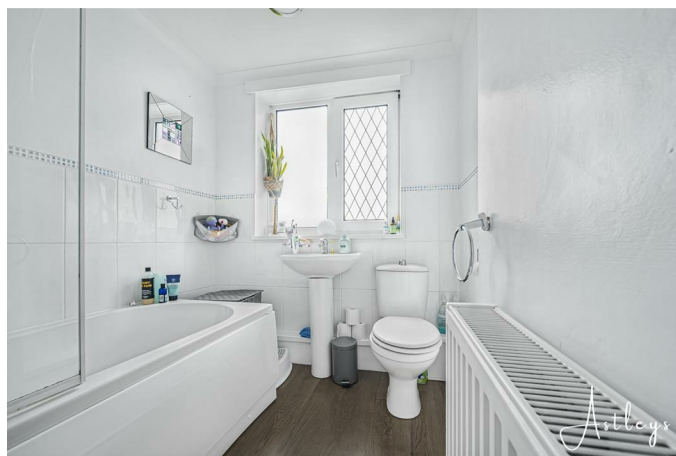
Double glazed window to front, storage cupboard, fitted carpet, radiator.

Shower Room 5'3" x 5'10" (1.60m x 1.78m)



Fitted with a three-piece suite comprising a shower area, wash hand basin, and WC. The room is finished with tiled walls and flooring and includes a heated towel rail and a frosted double glazed window to the rear.

Bathroom 7'2" x 5'10" (2.18m x 1.77m)



The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC. The room features part tiled walls, laminate flooring a radiator and a frosted double glazed window to the rear.

Second Floor

Landing 11'3" x 6'3" (3.42m x 1.90m)



Skylight, storage in eaves, fitted carpet.

Bedroom 4 13'10" x 16'1" (4.22m x 4.90m)



This room benefits from two double glazed windows to the rear, additional features include useful storage in the eaves, fitted carpet and a radiator.



External



To the front of the property, there is a driveway providing off-road parking alongside a well-maintained lawn.

To the rear, the property offers a pleasant outdoor space featuring a patio area, a lawn and an outside shed, ideal for storage or gardening needs. The garden also benefits from back gate access.

Rear Garden



Ariel Views



Agents Note

Tenure _ Freehold

Council Tax Band - D

Parking - Driveway

Services - Services - Mains electric. Mains sewerage.
Mains Gas. Mains Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 3 Mbps Superfast 63 Mbps Ultrafast
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

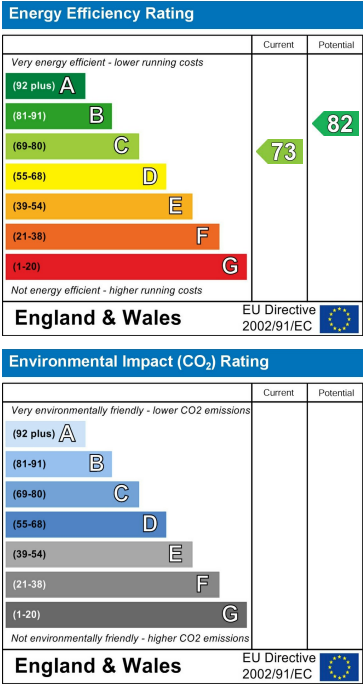
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.