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**ANDERSON**  
Group exp

# West Cross Lane, West Cross, Swansea, SA3 5LS

Offers In Region Of £650,000

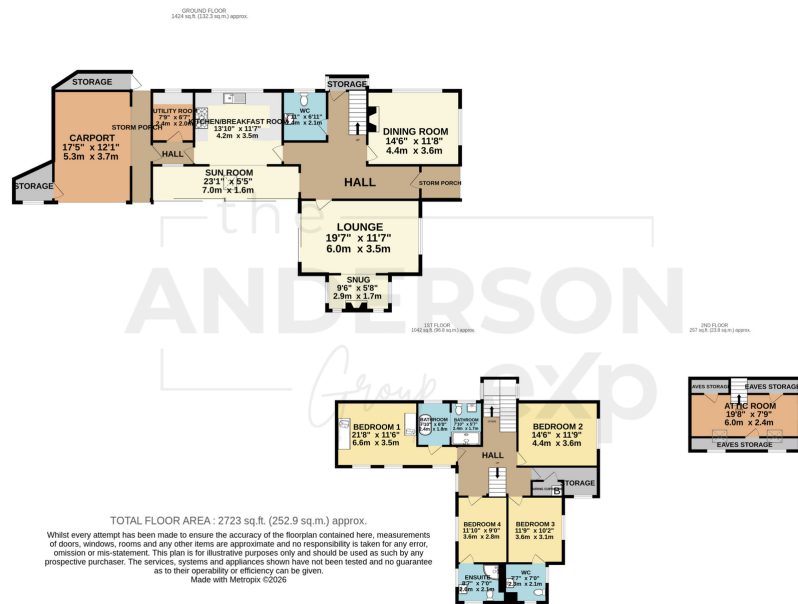
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- Individually Designed Detached Home
- Two Reception Rooms
- Beautifully Appointed Shaker-Style Kitchen With Quartz Worktops
- Ample Off-Road Parking With Carport
- Highly Sought-After West Cross Location
- Four Bedrooms, Two With En-Suite Facilities
- Stunning Boutique-Style Jack & Jill Bathroom
- Private & Secluded Courtyard-Style Rear Garden
- Versatile Attic Room With Eaves Storage
- Ideal Family Home



An individually designed four-bedroom detached home in a highly sought-after coastal location, just a short walk from the seafront and local amenities. This spacious and versatile property offers bright, well-presented accommodation throughout, including two reception rooms and an impressive extended kitchen/dining space with extensive glazing and direct access to the rear garden. The first floor provides four bedrooms, two with en-suites, along with a stylish family bathroom. A useful loft room offers additional flexible space. Externally, the home benefits from a private, well-maintained rear garden, ample off-road parking, and a car port with storage. Short drive into Mumbles village with easy access to the City Centre, Singleton Hospital and the M4. Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Swansea, Mumbles & Gower

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