

## 1a Sweet Briar Lane, West Cross

Offers Over £325,000

5 3 2



Quote reference DS1317 when enquiring or call 07951142721 to speak with Daf Spear direct.

Occupying a desirable position within the ever-popular area of West Cross, 1a Sweet Briar Lane presents a rare opportunity to acquire a substantial, chain-free detached family home in one of Swansea's most sought-after coastal locations. The property offers generous and thoughtfully arranged accommodation, ideally suited to modern family life, with a strong emphasis on space, comfort and flexibility.

The ground floor is arranged to provide two well-proportioned reception rooms, offering versatile living and entertaining space, alongside a well-appointed kitchen with the added benefit of a separate utility room. This practical layout allows for both day-to-day family living and more formal occasions, with excellent flow throughout the home.

The first and second floors boasts five bedrooms, each of a good size, including a principal bedroom with en-suite facilities. A family bathroom serves the remaining bedrooms, making the layout ideal for growing families or those requiring home working or guest accommodation.

#### Dimensions:

Entrance Hallway: 2.2m max x 4.3m (7'2 x 14'1)

Living Room: 3.5m x 7.3m (11'4 x 23'9)

Reception Two: 2.3m x 4.1m (7'4 x 13'4)

Kitchen: 3.6m x 2.4m (11'8 x 7'8)

Utility Room: 1.5m x 2.4m (4'9 x 7'8)

#### WC:

1st Floor Landing: 3.3m max x 4.5m (10'8 x 13'1)

Primary Bedroom: 3.5m x 3.2m (11'4 x 10'4)

En-suite: 2m x 1.9m (6'5 x 6'2)

Bedroom Two: 3.5m x 3.2m (11'4 x 10'4)

Bedroom Three: 2.3m x 3.5m (7'5 x 11'4)

Bathroom: 2.4m x 2.9m max (7'8 x 9'5)

Bedroom Four: 4.2m x 3.5m (13'7 x 11'4)

Bedroom Five: 2.3m x 3.5m (7'5 x 11'4))

Externally, the property benefits from driveway parking and a private setting, enhancing its appeal as a long-term family residence. The location is a particular highlight, with West Cross being renowned for its proximity to the Gower Peninsula and Swansea Bay promenade, offering access to some of the region's finest beaches, coastal walks and countryside, while also providing convenient links to Mumbles, Swansea city centre, local amenities and well-regarded schools.

Offered to the market chain free, this property represents an outstanding opportunity for buyers seeking a spacious detached home in a prime residential location, combining coastal lifestyle appeal with everyday practicality. A must see!

## Key Features

- Quote reference DS1317 when enquiring
- Detached
- Primary En-suite
- Sea Views
- Near public transport routes
- No Chain
- Five Bedrooms
- Driveway
- Close to the beachfront
- Walking distance of Schools and local amenities