



31 Heneage Drive, West Cross, Swansea, SA3 5BR

Two Bedrooms
Two Bathrooms
Beautiful Garden
Garage

FREEHOLD

701 sqft

OFFERS IN THE REGION OF

£365,000

A photograph of a beautiful garden. In the foreground, there's a large, well-maintained green lawn. To the right, a stone path leads towards a brick building. In the middle ground, there are several decorative elements: a large, rounded topiary tree, a pink flowering bush, and a stone pedestal. The background is filled with dense green foliage and trees, creating a sense of privacy and tranquility. The sky is blue with some light clouds.

An immaculate coastal home with a glorious south-facing garden just moments from Mumbles.



A beautifully presented two-bedroom home enjoying a peaceful position within this attractive modern development in West Cross, with a wonderful south-facing garden, garage and bright, well-balanced accommodation throughout.





31 Heneage Drive is a charming and immaculately maintained end-of-terrace home offering 701sqft of stylish, light-filled accommodation arranged over two storeys. Occupying a particularly appealing position within this popular residential development, the property combines practical living with beautifully tended outdoor space and easy access to the coastline and Mumbles village.

The ground floor is welcoming and airy, centred around a spacious living room with elegant proportions and a lovely calm atmosphere. To the rear, the kitchen/breakfast room enjoys views over and direct access onto the south-facing wrap-around garden, creating a wonderfully sociable and sunny space for everyday living. Natural light pours through the rear doors, giving the house a bright and uplifting feel throughout the day.

Upstairs, there are two generous double bedrooms together with two bathrooms, including an en-suite shower room to the principal bedroom. The accommodation has clearly been exceptionally well cared for over the years and is presented in move-straight-in condition.

Externally, the gardens are a real feature of the property. The rear and side gardens wrap around the house beautifully and enjoy a highly desirable southerly aspect. Thoughtfully landscaped and mature, the garden offers excellent privacy along with sunny seating areas, lawns and established planting. In addition, the property benefits from a garage within a nearby block together with off-street parking.

This is a particularly attractive home which would suit a wide range of buyers – from those looking to downsize near the sea, to professional buyers or purchasers seeking a low-maintenance coastal base close to Mumbles.

The property offers a rare opportunity to acquire a house of genuine size and potential within one of Swansea's most desirable coastal villages.









Tenure:
Freehold

Services:
All mains services
connected. Gas central heating.

Council Tax Band:
E (£2,619p.a.)

EPC Rating: TBC

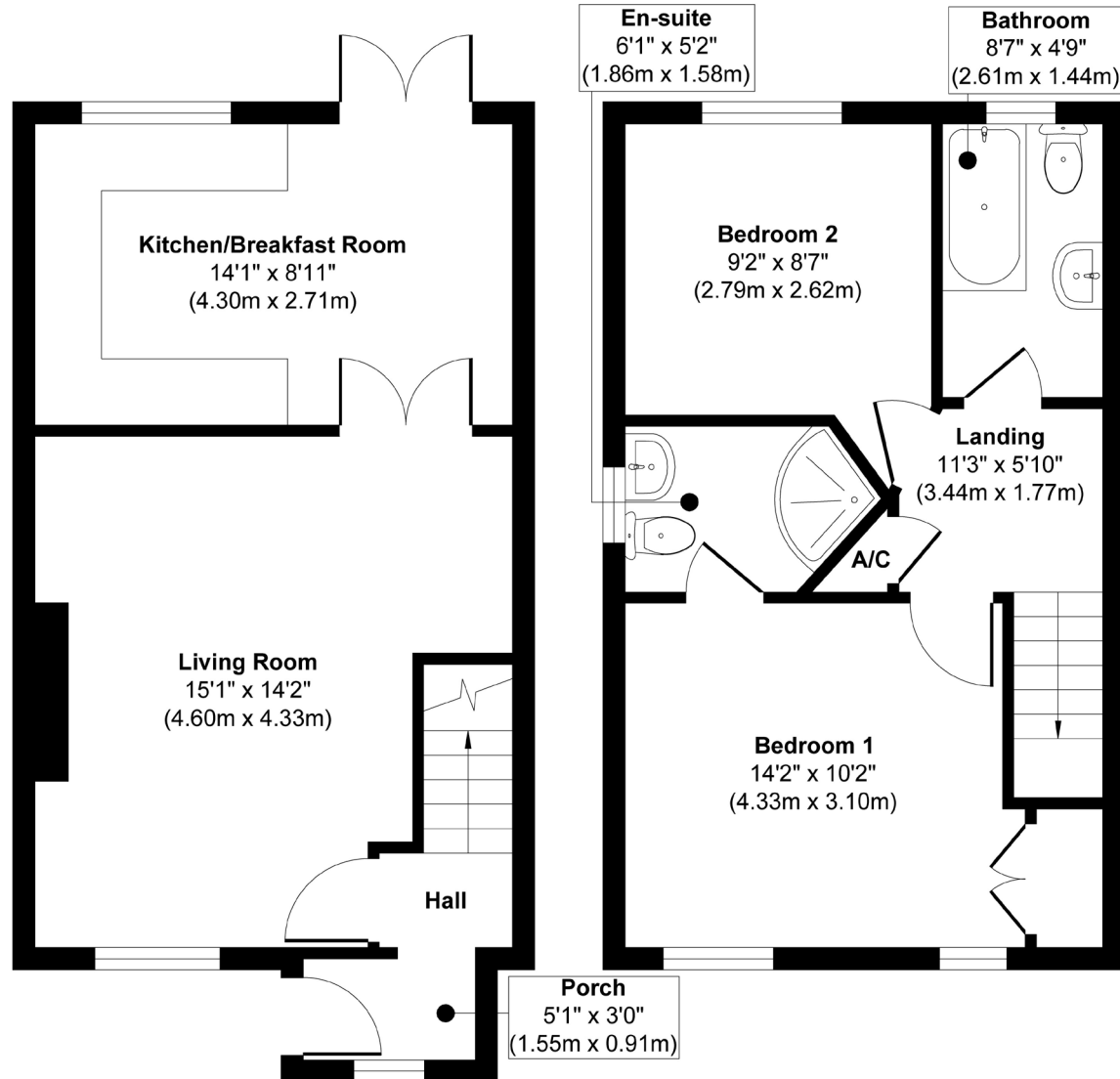




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Ground Floor
 Approximate Floor Area
 359 sq. ft
 (33.42 sq. m)

First Floor
 Approximate Floor Area
 342 sq. ft
 (31.86 sq. m)

Approx. Gross Internal Floor Area 701 sq. ft / 65.28 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

The Location

West Cross remains one of the most consistently popular residential areas around Swansea Bay thanks to its superb balance of coastal living, convenience and connectivity. Heneage Drive sits in an enviable position only a short distance from the seafront promenade and within easy reach of Mumbles village.

Mumbles itself, approximately 1.5 miles away, offers an excellent selection of independent boutiques, cafés, restaurants, wine bars and everyday shopping facilities, along with the popular Oyster Wharf development and the historic Victorian pier. Swansea city centre is approximately 4 miles away, making commuting straightforward, while the M4 motorway at Junction 47 can be reached in around 20 minutes.

The coastline is one of the area's great attractions. Bracelet Bay, Langland Bay and Caswell Bay are all within easy reach, offering superb walks, swimming, paddleboarding and surfing opportunities. Clyne Gardens is also nearby, providing beautiful woodland walks and open green space.

The property is within catchment for well-regarded local schools including Oystermouth Primary and Bishopston Comprehensive School. Singleton Hospital, Swansea University and SA1 Waterfront are all easily accessible, making this an excellent location for both families and professionals alike.





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