

10 Grange Road, West
Cross, Swansea, SA3
5ES



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£950,000



Set within an established coastal setting overlooking Swansea Bay, this substantial detached home sits within easy reach of Mumbles, its shoreline, independent cafés and everyday amenities, alongside the wider natural beauty of the Gower Peninsula. Coastal walks, beaches and countryside are all close at hand, while the surrounding community offers a strong sense of place and convenience.

Occupying a generous plot of approximately 0.39 acres and extending to around 4,300 square feet, the property is arranged over three floors and offers a highly versatile layout suited to modern family living. From the side of the home, far reaching sea views stretch towards Mumbles Pier and the lighthouse, providing a striking and ever changing outlook that anchors the house to its coastal position.

The ground floor introduces a series of well proportioned reception spaces alongside practical rooms, creating a natural flow for both day to day living and entertaining. Above, the first floor continues the sense of scale with additional living areas and bedrooms, while the top floor is dedicated to the principal suite, complete with en suite and dressing area, offering a private and peaceful retreat.

Externally, the gardens are a defining feature. Lawned areas wrap around the property, enhancing privacy and openness, while a paved seating terrace to the rear provides space for outdoor dining. Detached outbuildings and a summer house add further flexibility, and steps lead down to a secluded woodland area, introducing a rare sense of depth and natural character to the grounds.

A home of notable presence, combining generous proportions, adaptable accommodation and a highly desirable coastal setting close to the amenities and lifestyle of Mumbles.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows to the front and a glazed hardwood door into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to boot room. Door to kitchen. Door to sitting room one. Door to lounge.

Boot Room

Double glazed windows to the front. Door to the shower room. Tiled floor. Radiator.

Shower Room

6'2" x 3'9"

Corner shower cubicle with oversized shower head above. WC. Wash hand basin. Tiled floor.

Sitting Room One

11'11" x 13'9"

Set of double glazed windows to the front. Set of double glazed French doors to the side offering sea glimpses of Swansea Bay. Feature wood burner set on slate hearth. Two radiators.

Lounge

18'3" x 14'11"

Two sets of double glazed French doors to the side again offering sea glimpses of Swansea Bay and beyond. Opening to the dining room. Radiator.

Dining Room

18'10" x 10'2"

Set of double glazed windows to the rear. Set of double glazed French doors to the rear. Radiator. Opening to the kitchen.

Kitchen

23'4" x 18'3"

Door to bedroom six. Door to the integral garage. Double glazed PVC door to the rear. Two radiators. A beautifully appointed kitchen fitted with a range of base and wall units. Running wood block work surface incorporating a one and a half bowl ceramic sink with mixer tap over. Five ring gas hob with extractor hood over. Integral oven and grill. Space for American style fridge freezer. Integral dishwasher. Spotlights.

Integral Double Garage

17'5" x 16'7"

Via a roller 'up and over' door. Plumbing for washing machine. Running work surface incorporating a stainless steel sink and drainer unit. Space for tumble dryer.

Bedroom Six

12'1" x 9'11"

Set of double glazed French doors to the rear garden. Radiator.

First Floor

Mezzanine

9'11" x 26'8"

Opening to the second sitting room. Door to the games room. Stairs leading up to the first floor. Doors to bedrooms two, three, four and five. Door to bathroom. Door to shower room.

Sitting Room Two

9'8" x 30'8"

With a set of double glazed windows to the side offering breathtaking sea views of Swansea Bay and beyond. Views of Mumbles Pier. Radiator.

View

Bathroom

11'11" x 6'2"

Double glazed window to the rear. A well appointed suite comprising; bathtub with shower head above. WC. Two wash hand basins. Chrome heated towel rail. Spotlights.



Shower Room

12'5" x 3'10"

A well appointed suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom Two

16'5" x 14'0"

Double glazed window to the front. Radiator.

Bedroom Three

13'11" x 13'9"

Double glazed window to the rear. Radiator.

Bedroom Four

13'11" x 12'6"

Double glazed window to the front. Double glazed window to the side offering sea views of Swansea Bay and beyond. Radiator.

Bedroom Five

14'4" x 12'3"

Set of double glazed windows to the front. Radiator.

TV Room

17'11" x 7'7"

Double glazed window to the side offering breathtaking sea views of Swansea Bay and beyond. Radiator. Opening to the games room.

Games Room

19'0" x 10'7"

With a set of double glazed windows to the rear. Double glazed window to the side again offering breathtaking sea views of Swansea Bay and beyond, views of Mumbles Lighthouse, views of Mumbles Pier. Radiator.

Second Floor

Landing

Velux roof window to the rear. Door to bedroom one.

Bedroom One

14'6" x 18'10"

With a set of double glazed French doors to the side to the balcony area which again offers breathtaking sea views of Swansea Bay and beyond, views of Mumbles Pier, Mumbles Lighthouse. Doors to built in walk in wardrobe. Door to en suite. Radiator.

Walk In Wardrobe

4'11" x 8'0"

En Suite

8'8" x 9'8"

With a Velux roof window to the rear. Suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Tiled floor. Spotlights. Chrome heated towel rail.

External

Aerial Aspect

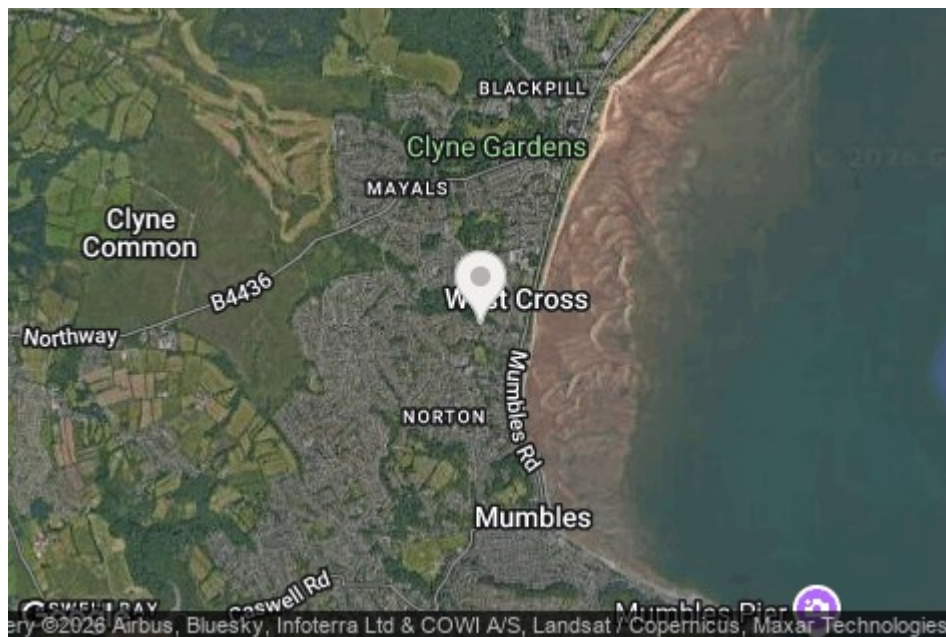
Front

Private driveway parking for three vehicles leading to the integral double garage. Lawn garden with side access to the rear.

Side

Lawned garden to the side with access to the rear.





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



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