

88 West Cross Lane,
West Cross, Swansea,
SA3 5NQ



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£395,000



Set between the coastline of Swansea Bay and the village atmosphere of Mumbles, West Cross offers a lifestyle shaped by sea views, coastal walks and everyday convenience. Local cafés, schools, green spaces and seafront routes are all close at hand, with the wider beaches and landscapes of Gower within easy reach.

Occupying a plot of approximately 0.10 acres, this detached bungalow presents generous single level living and is offered to the market with no onward chain. Extending to around 1,501 square feet, the accommodation is thoughtfully arranged with well balanced reception and bedroom space.

A porch opens into the central hallway, leading through to the lounge, separate dining room and kitchen. Bedroom one benefits from the addition of a conservatory, creating a peaceful place to enjoy the garden throughout the seasons. Bedroom two enjoys spectacular views across Swansea Bay, with the conservatory also taking full advantage of this impressive outlook.

Access to the basement which is currently used for storage and the utility but could be converted further subject to necessary planning.

Outside, the front of the property provides private driveway parking for two to three vehicles leading to the garage, alongside a low maintenance gravelled garden. To the rear, a patio seating area opens onto an established lawned garden filled with a variety of flowers, trees and shrubs. Access to the basement and garage adds further practicality.

A well positioned home that combines coastal scenery with comfortable proportions and immediate availability in one of Swansea's most established residential settings.



Entrance

Via double glazed PVC door into the porch.

Porch

Set of double glazed windows to the rear and a glazed hardwood door into the hallway.

Hallway

With doors to the bedrooms. Door to lounge. Door to bathroom. Door to kitchen. Radiator.

Bathroom

8'10" x 5'4"

Frosted double glazed window to the side. Bathroom suite comprising; bathtub. WC. Wash hand basin. Radiator.

Bedroom One

9'5" x 11'11"

Double glazed sliding door to the conservatory. Radiator. Doors to built in wardrobes.

Conservatory

9'2" x 9'1"

Set of double glazed French doors leading out to the rear garden. Set of double glazed windows to the rear. Tile floor. Breathtaking sea views of Swansea Bay and beyond.

Bedroom Two

8'9" x 12'11"

Set of double glazed windows to the side again boasting breathtaking sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.

Bedroom Three

9'7" x 6'7"

Double glazed window to the side. Radiator.

Lounge

15'1" x 13'0"

Double glazed bay window to the front. Radiator. Feature fireplace. Opening to the dining room.

Dining Room

9'3" x 10'2"

Set of double glazed windows to the front. Radiator. Frosted glazed hardwood door to the kitchen.



Kitchen

12'3" x 8'11"

Glazed hardwood door to the rear porch. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a four ring induction hob. Stainless steel sink and drainer unit. Integral oven and grill. Integral fridge. Radiator.

Rear Porch

Plumbing for washing machine. Space for tumble dryer. Double glazed PVC door leading out to the rear garden. Set of double glazed windows to the side offering sea views of Swansea Bay and beyond.

External**Another Aspect****Aerial Aspect****Front**

Private driveway parking for two to three vehicles leading to the garage. You have a low maintenance graveled garden.

Garage

16'3" x 8'4"

Power & light.

Rear

Patio seating area with an opening to the garden and a door to the basement. Door to the garage. Lawned garden home to a variety of flowers, trees and shrubs.

Basement Area

Versatile space that could be used for a variety of different rooms, for example - office, gym or living quarters.

Utility Room

18'8" x 8'10"

Stainless steel sink and drainer unit. Power & light. Radiator. Opening to the basement.

Basement

19'2" x 12'11"

Power & light.

Services

Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2 Three & Vodafone.

Council Tax Band

Council Tax Band - E

Tenure

Freehold.





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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Plan produced using PlanIt.