



the
ANDERSON
Group exp

West Cross Lane, West Cross, Swansea, SA3 5NG

Offers In Region Of £400,000

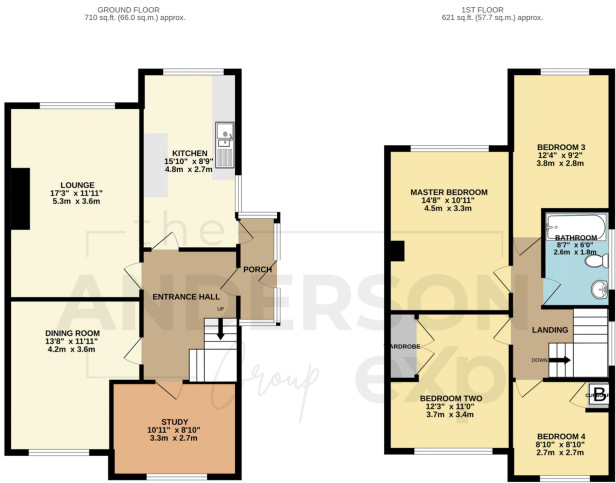
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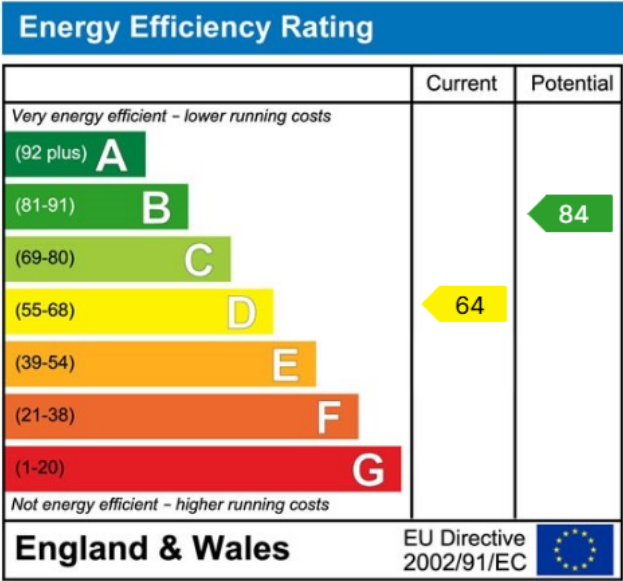
- Four-Bedroom Semi-Detached Dormer Bungalow
- Sea Views
- Kitchen With Solid Wood Worktops
- Enclosed Rear Garden With Lawn & Patio
- Sought After Location Nearby Schools, Mumbles Village & Popular Beaches
- Three Versatile Reception Rooms
- Separate Dining Room & Ground Floor Study
- First Floor Bathroom
- Driveway & Garage with Home Office



Enjoying sea views, this spacious four-bedroom semi-detached dormer bungalow offers over 1,300 sq ft of flexible family living in the sought-after coastal community of West Cross, just moments from the Swansea Bay seafront and the cafés of Mumbles. A welcoming entrance hall leads to three versatile reception rooms, including a bright and spacious lounge, a separate dining room and a study ideal for home working or play. The characterful kitchen pairs sage and cream cabinetry with solid wood worktops and a ceramic sink. Upstairs, four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and sea views, are served by a fully tiled family bathroom. Outside, the enclosed rear garden offers lawn, patio and play space, with a driveway and garage to the rear. Local shops sit right on the doorstep, with well-regarded schools and regular bus links into the city all close by.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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