

14 West Cross Lane,
West Cross, Swansea,
SA3 5LS



4



2



2



14 West Cross Lane, West Cross, Swansea, SA3 5LS

Offers Over
£675,000



Occupying an impressive plot of approximately 0.21 acres, this detached residence offers over 2,100 square feet of accommodation with a wonderful sense of character and space throughout. The property has been thoughtfully arranged for family living, with a collection of reception rooms that create both flexibility and comfort.

The ground floor accommodation comprises a welcoming hallway, shower room, sitting room, lounge, dining room, kitchen and breakfast room, together with a conservatory overlooking the gardens. Upstairs, there are four well proportioned bedrooms and a cloakroom, with the principal bedroom benefiting from an en suite.

The gardens are a particularly attractive feature, offering mature surroundings and plenty of space to relax, entertain and enjoy outdoor living in privacy.

West Cross remains one of Swansea's most sought after coastal locations, perfectly placed between the city and the village atmosphere of nearby Mumbles. Swansea Bay promenade is within easy reach, ideal for walking and cycling, while a variety of cafés, restaurants and independent shops can be found nearby. The area is also well regarded for its schools and offers convenient access to Swansea city centre and the Gower coastline.



Entrance

Via a hardwood door into the hallway.

Hallway

Door to the shower room. Door to the sitting room. Door to the kitchen/breakfast room. Door to the dining room. Set of stairs to the first floor. Radiator. Set of frosted glazed windows to the side.

Shower Room

11'2" x 5'1"

Well-appointed suite comprising: bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan. Door to understairs storage.

Sitting Room

11'6" x 15'6"

Double glazed bay window to the front. Set of double glazed windows to the side. Radiator. Feature gas fire set on tiled hearth with marble surround. Set of frosted glazed doors into the lounge.

Lounge

19'8" x 15'1"

Set of double glazed windows to the side. Two radiators. Gas fire set on tiled hearth. Set of sliding doors to the garden.

Dining Room

9'6" x 12'7"

Double glazed bay window to the side. Two radiators. Feature fireplace.

Kitchen/Breakfast Room

13'3" x 20'2"

With a set of glazed doors. Glazed hardwood doors to the conservatory. Set of double glazed windows to the rear. Stable door to the rear. A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker with extractor hood over. Space for dishwasher. Plumbing for washing machine. Space for tumble dryer. Space for American-style fridge freezer. Tiled floor. Spotlights.

Conservatory

15'10" x 12'6"

Set of double glazed French doors to the front. Set of double glazed windows to the front, side & rear. Tiled floor.

First Floor

Landing

Doors to bedrooms. Door to cloakroom. Two radiators. Double glazed window to the side.

Cloakroom

4'0" x 2'9"

WC. Wash hand basin. Extractor fan.

Bedroom One

16'3" x 15'1"

Set of double glazed windows to the side. Set of double glazed windows to the front. Radiator. Door to en suite. Doors to built-in wardrobes.



En-Suite

85" x 71"

Frosted double glazed window to the front. Suite comprising: corner shower cubicle. WC. Wash hand basin. Bath tub. Radiator. Tiled floor. Part tiled walls.

Bedroom Two

131" x 116"

Set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom Three

131" x 121"

Set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom Four

119" x 131"

Set of double glazed windows to the rear. Radiator.

External

The property offers private driveway leading to the detached garage. The grounds of the property - you have a lawned garden that wraps around the property home to a detached garden shed. Grounds are home to a variety of flowers, trees and shrubs.

Aerial Aspect

Grounds

Garage

210" x 204"

The detached garage with a set of glazed windows to the side. Accessed via a electric 'up and over' door.

Services

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

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year.

More about very low risk from rivers

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year.

More about very low risk from the sea

High risk

Flooding from surface water and small watercourses

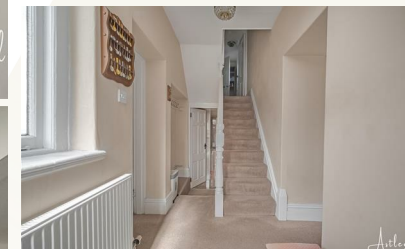
Risk greater than 3.3% chance each year.

Council Tax Band

Council Tax Band - H

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	



Total area: approx. 196.6 sq. metres (2115.7 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. These plans are not to scale and are for illustrative purposes only. Plan produced using PlanIt.