



15 Bethany Lane, West Cross, Swansea, SA3 5TL  
**Offers Over £675,000**



An opportunity to purchase a six bedroomed detached property situated in a quiet location near to the promenade walk into Mumbles Village. This bustling village offers numerous bars, boutiques, cafes and restaurants as well as the ruins and grounds of a Norman castle and several award winning beaches. The property offers versatile accommodation, briefly comprising: spacious entrance hallway, lounge, dining room, sun room, kitchen/breakfast room, utility and cloakroom to the ground floor. To the first floor there are four bedrooms with two en-suites and seating area as well as a further family bathroom. To the second floor you can enjoy partial sea views across the bay. The second floor benefits from two bedrooms and a W.C. Double glazing and gas central heating throughout. Driveway parking for several vehicles leading to an integral double garage with electric door. Rear garden which is laid to lawn and private.

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**Entrance**  
Enter via uPVC front door into:

**Hallway**  
Stairs to first floor. Radiator. Storage cupboard. Oak flooring. Double doors to:

**Lounge 23'5 x 15'7 (7.14m x 4.75m)**  
Double glazed bay window to front and double glazed window to rear providing plenty of natural light. Feature fireplace housing gas fire offering an attractive focal point. Two radiators. Double doors into:

**Sun Room 28'5 x 13'8 (8.66m x 4.17m)**  
Double glazed windows and French doors to rear connect the garden and home beautifully, along with three Velux windows flooding this charming space with light creating a bright and airy feel. Two radiators. Internal light well. Oak flooring. Double doors to:

**Kitchen/Breakfast Room 22'7 x 12'4 (6.88m x 3.76m)**

Double glazed windows to side and rear. Fitted with a range of attractive cream wall, base and drawer units with complementary work surfaces over incorporating Belfast sink with mixer tap and Rangemaster with five ring gas hob, hot plate and extractor over. Integrated appliances include fridge and dishwasher. Part tiled walls and tiled flooring. Space for large breakfast table.

**Utility Room 19'3 x 6'9 (5.87m x 2.06m)**  
Double glazed uPVC privacy doors to front and rear. Work surfaces incorporating sink and drainer unit with mixer tap and storage space below. Spaces for washing machine and tumble dryer. Radiator. Tiled flooring. Internal door into garage.

**Cloakroom**  
Comprising low level W.C and wall mounted wash hand basin. Fully tiled walls and flooring.

**Dining Room**  
Double glazed bay window to front. Space for large dining table. Radiator. Oak flooring.

**First Floor**

**Landing**

Stairs to second floor. Radiator. Doors to:

**Bedroom One - Master 14'0 x 11'4 (4.27m x 3.45m)**  
Double glazed window to rear benefitting from partial sea views. Radiator. Walk in wardrobe behind doors. Further radiator. Fitted cupboard housing shelving and hot water tank. Door to:

**En-suite**  
Double glazed privacy window to front. Three piece suite comprising low level W.C, pedestal wash hand basin and double walk in shower cubicle with glass enclosure. Radiator. Fully tiled walls and flooring.

**Bathroom**  
Double glazed privacy window to front. Three piece suite comprising low level W.C, pedestal wash hand basin and roll top bath with hand held shower attachment over. Radiator. Fully tiled walls and flooring.

**Bedroom Two 9'3 x 9'2 (2.82m x 2.79m)**  
Double glazed window to front. Radiator.

**Bedroom Three 9'8 x 7'4 (2.95m x 2.24m)**  
Double glazed window to side. Radiator.

**Hallway**  
Leading to sitting area and bedroom four.

**Sitting Area 13'2 x 12'9 (4.01m x 3.89m)**  
Double glazed Velux window to side. Radiator. Door into:

**Bedroom Four 22'4 x 14'5 (6.81m x 4.39m)**  
Double glazed Velux window to rear along with a double glazed feature dormer window to front. Radiator. Door to:

**En-suite**  
Double glazed Velux window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Radiator. Fully tiled walls and flooring.

**Second Floor**  
Feature window to rear and port hole window to front providing adorable character. Doors to:

**Bedroom Five 17'2 x 9'7 (5.23m x 2.92m)**  
Double glazed Velux window to rear enjoying sea views, as well as a double glazed window to front. Radiator.

**W.C**  
Comprising low level W.C and wall mounted wash hand basin. Radiator. Fully tiled walls and flooring.

**Bedroom Six 17'2 x 12'8 (5.23m x 3.86m)**  
Double glazed Velux window rear along with double glazed window to front. Radiator.

**External**

**Front**  
Driveway parking for several cars leading to double garage with electric door housing two wall mounted boilers and power supply.

**Rear**  
Paved patio terrace offering a delightful setting to enjoy a spot of al fresco dining with the remainder of the garden laid to lawn and bordered with mature shrubs.

**DIRECTIONS**  
From our Mumbles office proceed down Newton Road and turn left onto Mumbles Road. Take the fourth left into Bethany Lane and then the second left into the close. The property is situated on the left.

