



Dawsons

estate agents



110 West Cross Lane, West Cross, SA3 5NQ

Opportunity to purchase a spacious, six bedroom detached home requiring complete renovation throughout. Situated in the popular location of West Cross, boasting wonderful sea views. The accommodation briefly comprises: reception room, leading to games room which could be a garage, utility room, kitchen, bathroom, conservatory, dining room and living room to the ground floor. To the first floor are six generous sized bedrooms and a further bathroom. Externally a driveway provides ample parking to the front with the remaining garden laid to lawn. To the rear there is a patio area including laid to lawn gardens surrounded with mature plants and shrubs. Viewing recommended to appreciate the potential on offer to refurbish and transform this property. No chain.

Offers In The Region Of £350,000

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Entrance

Enter via front door into:

Reception Room 21'0 x 15'0 (6.40m x 4.57m)

Double glazed windows to front and side. Tiled flooring. Stairs to first floor.

Games Room 24'0 x 11'0 (7.32m x 3.35m)

Double glazed windows to side and rear. Garage door to front.

Utility Room 8'0 x 6'0 (2.44m x 1.83m)

Base units incorporating sink and drainer unit. Wall mounted boiler. Tiled flooring.

Bathroom

Double glazed window to rear. Four piece suite comprising low level W.C, bidet, wash hand basin set over vanity unit and corner bath. Tiled walls and flooring.

Kitchen 14'0 x 8'0 (4.27m x 2.44m)

Fitted with a range of wall and base units incorporating sink and drainer unit with mixer tap. Integrated eye level double oven with four ring gas hob. Tiled flooring. Open to:

Conservatory 25'0 x 7'0 (7.62m x 2.13m)

Double glazed windows to all sides with door leading out to rear garden. Tiled flooring. Arch through to:

Dining Room 16'0 x 11'0 (4.88m x 3.35m)

Radiator. Tiled flooring. French doors into:

Living Room 20'0 x 17'0 (6.10m x 5.18m)

Double glazed bay window to front. Internal window through to reception room. Radiator. Fireplace housing gas fire.

Landing

Door to:

Bedroom One 20'0 x 13'0 (6.10m x 3.96m)

Double glazed window to front benefitting from sea views. Radiator.

Bedroom Two 16'0 x 10'0 (4.88m x 3.05m)

Double glazed window to rear. Fitted wardrobes. Radiator. Plain plastered ceiling.

Bedroom Three 13'0 x 13'0 into wardrobe (3.96m x 3.96m into wardrobe)

Double glazed window to front enjoying sea views. Fitted wardrobes. Radiator.

Bedroom Four 9'0 x 8'0 (2.74m x 2.44m)

Double glazed window to rear. Access to large loft via hatch and ladder. Radiator.

Bedroom Five 9'0 x 7'0 (2.74m x 2.13m)

Double glazed window to rear. Radiator. Currently utilised as a study.

Bathroom 22'0 x 9'0 (6.71m x 2.74m)

Double glazed window to rear. Four piece suite comprising low level W.C, bidet, Jack and Jill wash hand basins set over vanity unit and sunken Jacuzzi bath. Tiled flooring. Door through to:

Bedroom Six 23'0 x 12'0 (7.01m x 3.66m)

Double glazed windows to front, side and rear, with the front and side enjoying sea views.

External

Front

Large driveway providing ample off road parking. The remainder of the garden is laid to lawn.

Rear

Fully enclosed rear garden, laid to lawn with paved patio terrace adjacent to property.

DIRECTIONS

From our Mumbles Showroom proceed down Newton Road, turn left onto Mumbles Road. Continue along to mini roundabout at West Cross, turn left into Fairwood Road then left into West Cross Lane. Continue to the top of West Cross Lane and the property can be found on the right hand side before you reach the local shops.

TENURE: Freehold

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

