



1 Grange Road, West Cross, Swansea, SA3 5ES
Offers In The Region Of £524,995

A characterful and spacious four bedroom detached home situated in the highly desirable address of West Cross, falling within the catchment area for the highly regarded local schools and benefitting from having the sea front only moments away. This handsome property boasts traditional features with immense charm and presence, privately tucked away with an excellent degree of privacy. The accommodation itself briefly comprises: hallway, lounge, dining room and kitchen. To the first floor are four bedrooms and a family bathroom. Externally there is a detached single garage with driveway parking to the front, wraparound laid to lawn gardens surrounded with colourful and fragrant flowers, plants and shrubbery with further areas to sit, explore and enjoy which connect to the living space effortlessly. Viewing is highly recommended to appreciate this unique and wonderful residence.

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Entrance

Enter via front door with windows either side into:

Porch

Solid wood door into:

Hallway

Double glazed window to side. Stairs to first floor with under stairs storage cupboard. Radiator. Original wooden flooring. Plain plastered and coved ceiling. Doors to:

Lounge 15'11 x 13'11 into bay (4.85m x 4.24m into bay)

Double glazed bay window to front providing plenty of natural light, giving this spacious room a bright and airy feel. A feature fireplace housing gas fire set within a wooden surround offers an attractive focal point. Radiator. Plain plastered and coved ceiling.

Dining Room 14'5 x 12'4 (4.39m x 3.76m)

Double glazed window to side. Feature gas fire set within a decorative surround. Space to accommodate large dining table. Radiator.

Kitchen 16'2 x 10'3 (4.93m x 3.12m)

Double glazed window and door to side, along with patio doors to rear connecting the garden and home beautifully. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include grill/oven with four ring gas hob over and extractor hood above. Wall mounted boiler. Spaces for washing machine, dishwasher and fridge/freezer. Radiator. Tiled flooring. Plain plastered and coved ceiling with spotlights.

First Floor

Landing

Access to attic via hatch, which is partially boarded. Doors to:

Bathroom

Double glazed window to side. Four piece suite comprising low level W.C, pedestal wash hand basin, bath and separate shower cubicle with glass enclosure. Radiator. Tiled flooring. Plain plastered ceiling.

Bedroom One 13'10 x 11'0 (4.22m x 3.35m)

Double glazed window to front. Large cupboard. Radiator. Plain plastered ceiling.

Bedroom Two 12'8 x 8'8 (3.86m x 2.64m)

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

Bedroom Three 10'11 x 8'8 (3.33m x 2.64m)

Double glazed window to side with sea views. Radiator. Plain plastered ceiling.

Bedroom Four 9'3 x 6'7 (2.82m x 2.01m)

Double glazed window to side. Radiator. Plain plastered ceiling.

Externally

A driveway to front leads to a single detached garage with W.C to the rear. Beautiful gardens wraparound around the property surrounded with colourful and fragrant flowers, plants and shrubbery with further areas to sit, explore and enjoy.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

