



58 West Cross Lane, West Cross, Swansea, SA3 5LU
Offers In The Region Of £565,000

A beautifully presented, traditional, four bedroom detached family home. Offering spacious and versatile accommodation. Very well located in the desirable address of West Cross Lane and is situated to enjoy sea views. Set within close proximity to the bustling seaside village of Mumbles with an enviable array of quality restaurants, wine bars, shops, boutiques, beaches and traditional pubs to choose from. The accommodation briefly comprises entrance hallway, open plan dining room, modern fitted kitchen/ breakfast area, study/family room, lounge, a utility and cloakroom also occupy this floor. To the first floor, four generous sized bedrooms master benefits from contemporary fitted en suite, main bathroom with separate shower cubicle. Externally to the front, colourful raised flower beds, driveway provides ample parking, wood store. To the rear laid to lawn gardens surrounded with mature plants and shrubbery, seating areas melding the home with the garden beautifully and providing the perfect setting for entertaining and al-fresco dining. Viewing is highly recommended to appreciate this lovely property and standard of living on offer.

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Entrance

Enter via Georgian style glass panelled door to:-

Porch

Door to log/re-cycling store. Double glazed window to front.

Hallway

Underfloor heating. Stairs to first floor. Double doors to:-

Dining Room 23'00 x 10'00 (7.01m x 3.05m)

Space to accommodate large dining table. One radiator. Double glazed doors to rear garden. Double doors to lounge. Opening into:

Kitchen/Breakfast Room 14'11 x 13'11 (4.55m x 4.24m)

Fitted with a range of wall, base and drawer units, with complementary granite work surfaces over incorporating stainless steel sink. Integrated dishwasher/fridge freezer, five ring gas hob extractor hood over. Under floor heating. Double glazed window to side and rear. Door to WC:-

Cloakroom

Low Level WC, pedestal wash hand basin. Double glazed window to side.

Side Porch

Work top incorporating Belfast sink. Door to front and rear.

Lounge 18'03 x 12'01 (5.56m x 3.68m)

Wood burning stove provides focal point. One radiator. Double glazed bay window to front.

Study/Family Room 20'00 x 8'08 (6.10m x 2.64m)

Integral door to garage. One radiator. Double glazed window to rear.

First Floor

Landing

Doors to:

Bedroom One 15'03 x 11'04 (4.65m x 3.45m)

Partial sea views. One radiator. Double glazed bay window to front.

En-suite

Three piece suite comprising, open shower cubicle with fixed glass front screen. Wash hand basin and vanity unit. Low Level WC. Fully tiled. Chrome heated towel rail. Double glazed window to front. Under floor heating.

Bedroom Two 12.'09 x 9'09 (3.89m x 2.97m)

Fitted wardrobes. One radiator. Partial sea views. Double glazed window to rear.

Bedroom Three 11'01 x 9'11 (3.38m x 3.02m)

Fitted wardrobes. One radiator. Partial sea views. Double glazed window to rear.

Bedroom Four 9'09 x 9'09 (2.97m x 2.97m)

Fitted wardrobes. One radiator. Partial sea views. Double glazed window to rear.

Bathroom

Four piece suite comprising, bath, shower cubicle, wall mounted sink, Low level WC. Frosted glass window to side. Under floor heating.

External

Front

Driveway provides ample parking.

Rear

Generous sized laid to lawn gardens surrounded with mature plants and shrubs. Patio and seating areas connect to the home effortlessly. Solid block built construction shed with slate roof and clad in wood.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: E

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

