

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



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

Offers Over  
**£699,999**



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**

112" x 51"

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**

116" x 156"

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**

198" x 151"

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**

96" x 127"

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

#### **Kitchen/Breakfast Room**

133" x 202"

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**

1510" x 126"

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**

40" x 29"

WC. Wash hand basin. Extractor fan.

##### **Bedroom One**

163" x 151"

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.

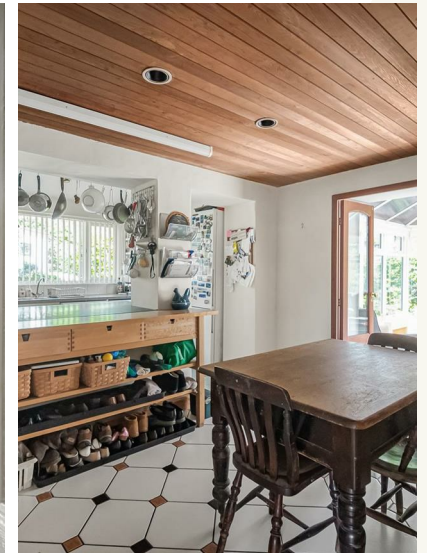
More about very low risk from the sea  
High risk  
Flooding from surface water and small watercourses  
Risk greater than 3.3% chance each year.

**Council Tax Band**


Council Tax Band - H

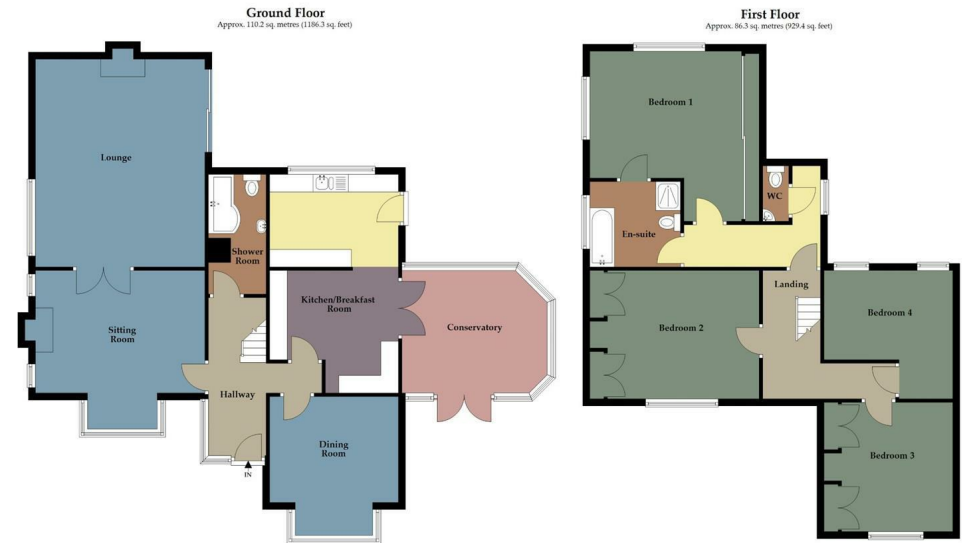
**Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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Plan produced using PlanIt.