



8 Bethany Lane, West Cross, Swansea, SA3 5TL

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Four Bedrooms  
Two Bathrooms  
Two Receptions

FREEHOLD

£895,000

4,027sqft  
0.64  
acres





A rare and versatile proposition, 8 Bethany Lane occupies a generous and secluded plot of approximately 0.64 acres, with broad appeal for families, developers or those seeking a private setting near the coast.





8 Bethany Lane is a substantial and individual four-bedroom semi-detached home, extending to 3,122sqft, set within a truly generous 0.64-acre plot – a remarkable offering in this highly sought-after location on the edge of Mumbles Village.

Approached via a quiet lane, the property enjoys an elevated and private position, with broad south-facing gardens that create a sense of peace and seclusion rarely found so close to the coast. The house itself is full of character and individuality, offering exceptionally spacious and flexible living accommodation. Almost every principal room benefits from an open outlook over the gardens, while the scale of the interiors suggests both a comfortable family home and significant scope for further refinement or transformation.

In addition to the main house, the garden hosts a detached garage/workshop extending to 905sqft. Although it requires modernisation, this versatile building offers excellent potential for a variety of uses – whether ancillary accommodation (subject to consent), a home studio, or further development.

Altogether, the total built footprint is an impressive 4,027sqft.

For those with a broader vision, the plot is 0.64 acres approximately - the scale of the plot opens the door to more ambitious redevelopment. Subject to the necessary planning permissions, this could include the creation of a large individual home or a discreet high-end residential scheme. In an area where land is scarce, the opportunities here are considerable.







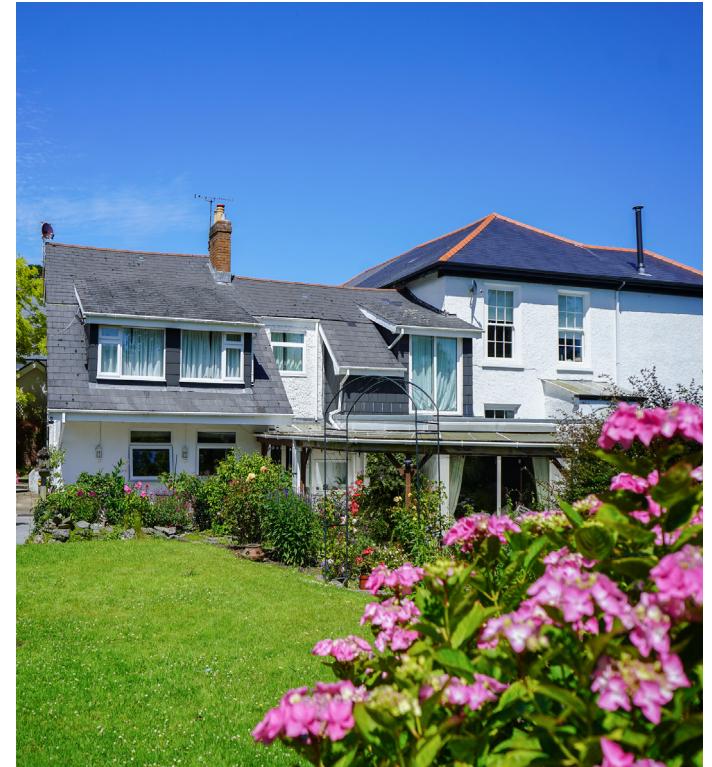
Tenure: Freehold

Services: Mains electricity, water, gas and drainage. Gas central heating

Council Tax: Band G – approx. £3,452 per annum (2024/25)

EPC Rating: E











## The Location

Bethany Lane is a quiet, tucked-away residential street located just 0.5 miles from the vibrant heart of Mumbles Village, renowned for its independent boutiques, coffee shops, seafront promenade and award-winning restaurants.

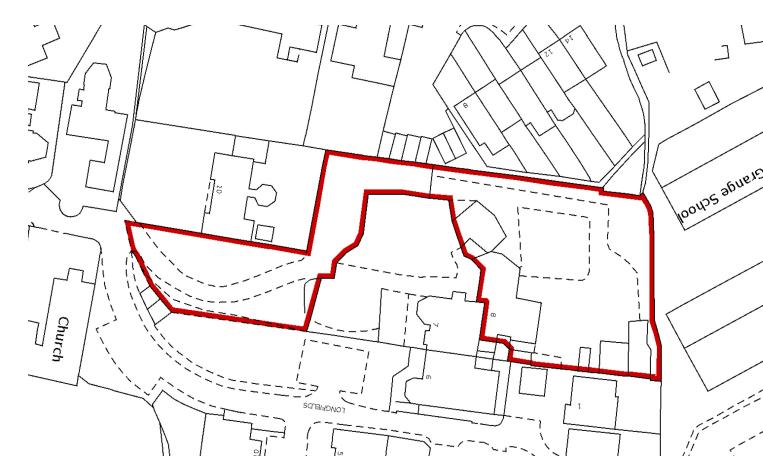
The scenic coastal path along Swansea Bay is within easy walking distance (approx. 800 metres), while the iconic beaches of Langland and Rotherslade lie just 1.5 miles to the west. The wider Gower Peninsula – Britain's first designated Area of Outstanding Natural Beauty – begins less than 2 miles from the property, offering world-class walking, surfing and breathtaking coastal scenery.

West Cross itself is well served by local amenities including a Co-op, post office, GP surgery and primary school (all within 0.4 miles). The property lies within the catchment for the highly regarded Bishopston Comprehensive School.

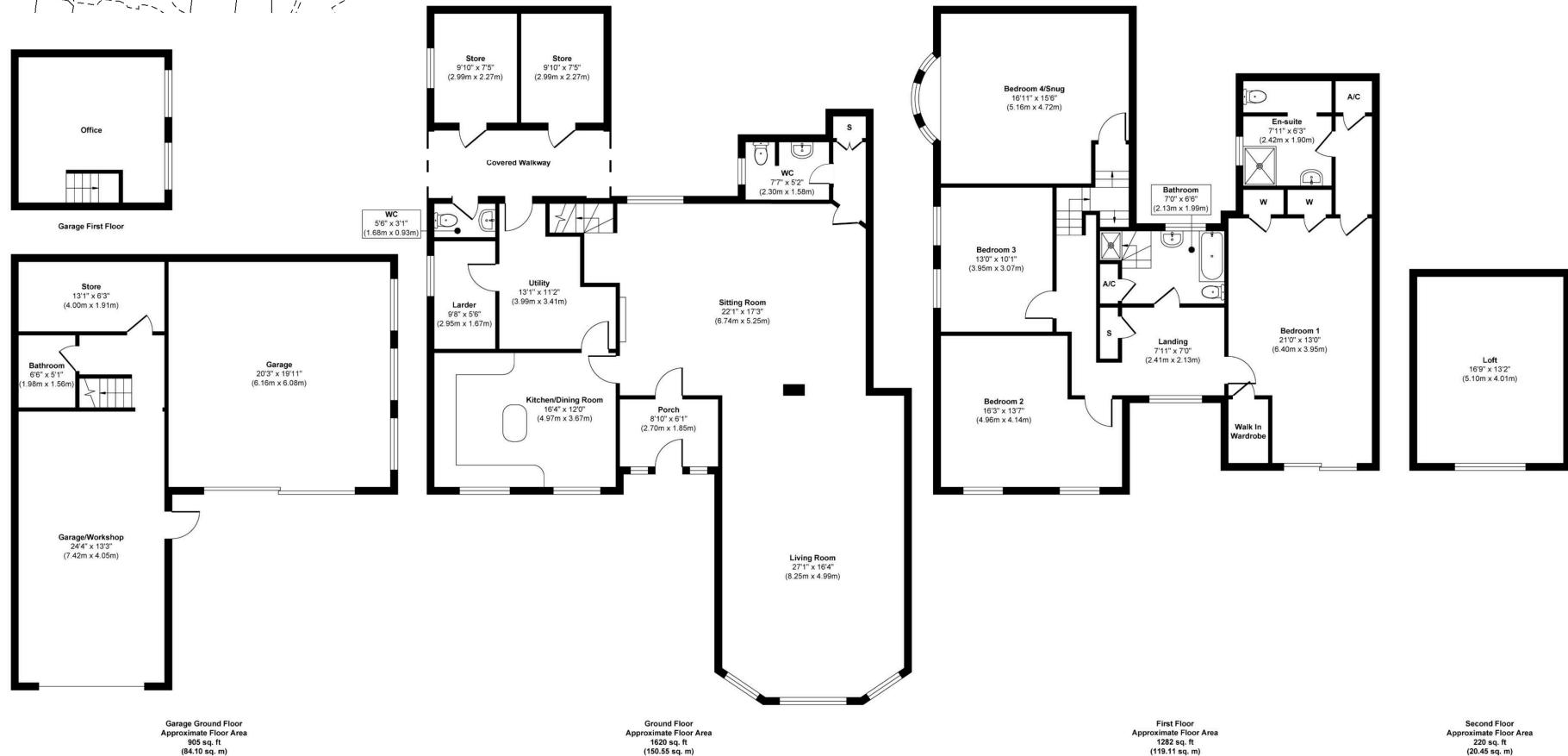
Swansea University's Singleton Campus and Singleton Hospital are both 3 miles away, while Swansea city centre is around 4.5 miles distant. The M4 motorway (Junction 47) is reachable in under 20 minutes by car, providing swift access to Cardiff, Carmarthen and beyond.



With its blend of village charm, coast and convenience, the location is perfectly suited to family living, investment or the creation of something exceptional...



## 8 Bethany Lane, West Cross



Approx. Gross Internal Floor Area 4027 sq. ft / 374.21 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# THE GREENROOM

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