



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

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Four Bedrooms  
Two Bathrooms  
Two Receptions

FREEHOLD

4,027sqft  
0.64 acres

£795,000





A beautiful family home nestled in a secluded position close to Mumbles and the sea front. The accommodation is characterful and very spacious with the house offering four bedrooms and two reception rooms over 3,122sqft (4,027sqft including the garage/workshop). The privacy and fantastic South facing gardens also offer real appeal to this property with the plot extending to over half an acre in total.





Tucked away on a peaceful residential lane, just half a mile from the vibrant heart of Mumbles, 8 Bethany Lane is an outstanding four-bedroom family home of substantial proportions. Extending to an impressive 3,122sqft, this characterful property offers wonderfully generous accommodation over three floors, set within a large and secluded 0.64-acre garden plot.

Approached via a discreet driveway, the house enjoys a sunny south-facing orientation with beautiful green views across its own mature gardens. Inside, the home is full of character and charm, with striking room proportions and a versatile layout perfectly suited to modern family living.

The principal living space spans over 32ft in length, with large bay windows overlooking the garden and ample space for both entertaining and relaxing. A welcoming kitchen/dining room sits at the heart of the home, with a practical utility and pantry beyond. Up-stairs, four well-proportioned bedrooms — including a spacious principal suite with walk-in wardrobe and en suite — provide excellent family accommodation, while a second sitting room, study, and loft room add further flexibility.

Beyond the main house, a remarkable addition to the offering is the detached garage and workshop complex which extends to a further 905sqft and includes a large garage, two-storey office/studio space, and a versatile workshop. Whether used for hobbies, creative work, storage or as a home office, this is a rare and valuable asset.

The gardens themselves are a key feature — mature, private, and south-facing — offering a safe and idyllic setting for family life, summer entertaining or quiet enjoyment of the natural surroundings. Despite its secluded feel, the property is a short stroll from the sea and enjoys easy access to local schools, parks and village life.

Altogether, 8 Bethany Lane offers a total of 4,027sqft of internal space — a home of rare size and quality in one of Swansea's most desirable coastal neighbourhoods.







Tenure: Freehold

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

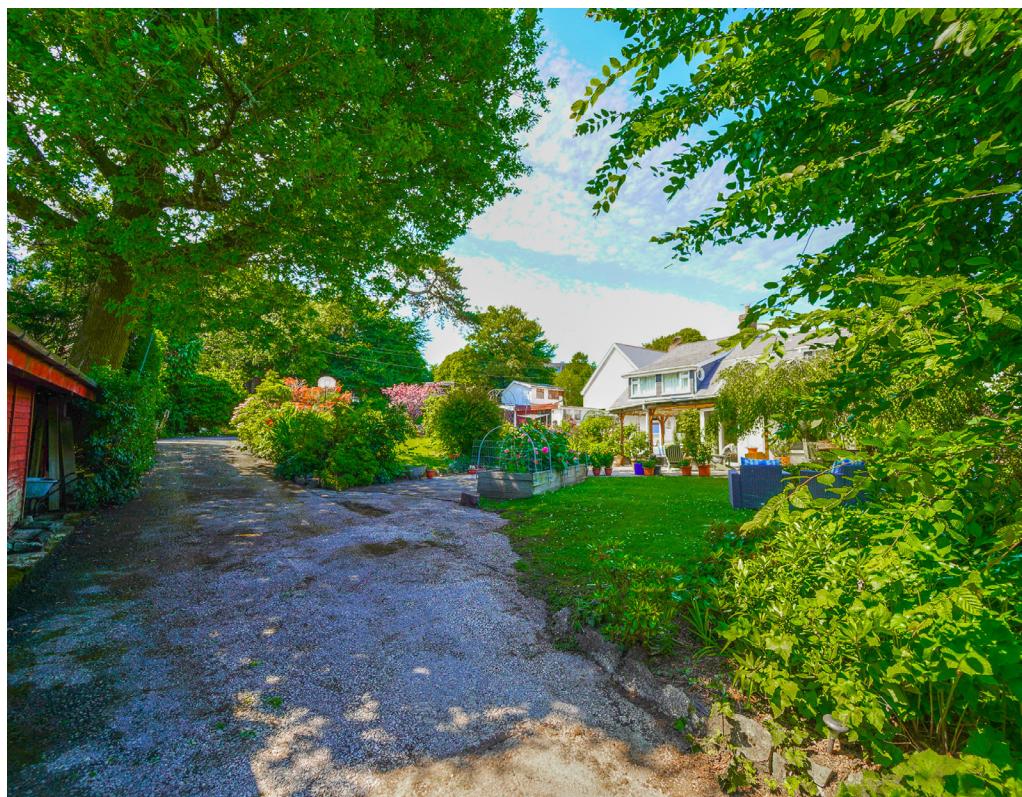
Council Tax: Band G – approx. £3,452 per annum (2024/25)

EPC Rating: D













## The Location

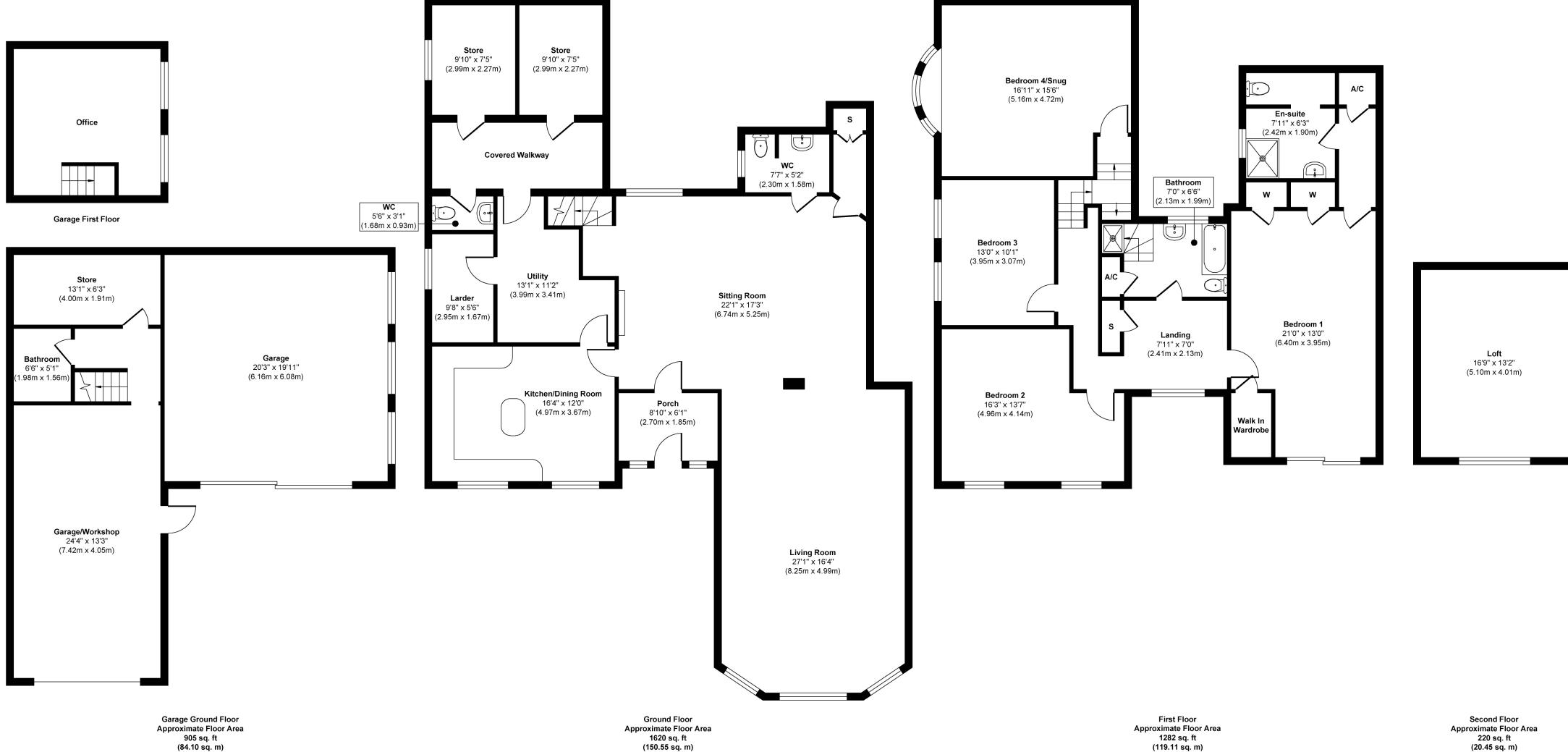
Bethany Lane is a quiet, tucked-away residential street located just 0.5 miles from the vibrant heart of Mumbles Village, renowned for its independent boutiques, coffee shops, seafront promenade and award-winning restaurants.

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.





**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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