



24 Druslyn Road, West Cross, Swansea, SA3 5QQ

Three Bedrooms
Ample Off Street Parking
Fabulous Mature Garden

FREEHOLD

1,264 sqft

OFFERS IN THE REGION OF

£365,000



A well-proportioned family home with room to evolve, and a garden that is quite exceptional.



A well-loved three-bedroom family home with generous living space, extensive parking and an unexpectedly large, beautifully established rear garden. Carefully maintained over many years, the property is perfectly comfortable as it stands while offering clear potential for a new owner to update and rework the interior as they wish.









Set back from the road behind a broad driveway, 24 Druslyn Road is a traditional semi-detached home offering approximately 1,236sqft, including the loft room. Its generous proportions, practical layout and exceptional garden make it a particularly appealing long-term family home.

A porch opens into a wide entrance hall, giving the house a welcoming sense of space from the outset. To the front is a comfortable living room with a multi fuel burner as the focal point, which opens naturally into the dining room beyond. Together, these rooms create a substantial and sociable living area, with a long line of sight through the house and towards the garden. From the rear of the house there is a lovely view of Mumbles pier and lighthouse.

The kitchen breakfast room extends across the rear of the property. It is a notably generous room, with plenty of storage and preparation space, room for informal dining and a door opening directly onto the garden. A groundfloor WC completes the accommodation on this level.

Upstairs are three bedrooms: two well-proportioned doubles and a third bedroom suited to a child's room, nursery or home office. They are served by a shower room.

A pull-down ladder from the landing provides access to the loft room. Finished with a Velux window, this is useful additional space for hobbies, occasional working or storage.

The property has been carefully looked after and has the settled character of a home enjoyed by the same owners for many years. There is an opportunity to modernise and potentially reconfigure the ground floor to suit contemporary family life.

The rear garden is a wonderful feature. Extending a considerable distance behind the house, it unfolds through a series of distinct areas, including a mature pond with pump and filtration system, home to pond fish, newts and frogs. There is a sheltered terrace, lawns, mature planting and established trees and shrubs. Its scale allows different parts of the garden to be used for outdoor dining, children's play, growing and quiet seating without one area intruding upon another.

Behind the house there is a useful workshop and shed. This versatile building provides excellent space for hobbies, crafts, DIY or garden storage and adds considerably to the practicality of the property.

To the front, the wide driveway provides ample off-street parking for several vehicles.





Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage; gas central heating.
The property also benefits from solar panels and a photo voltaic water heating system.

Council Tax:
Band E (£2,619p.a.)

EPC:
C



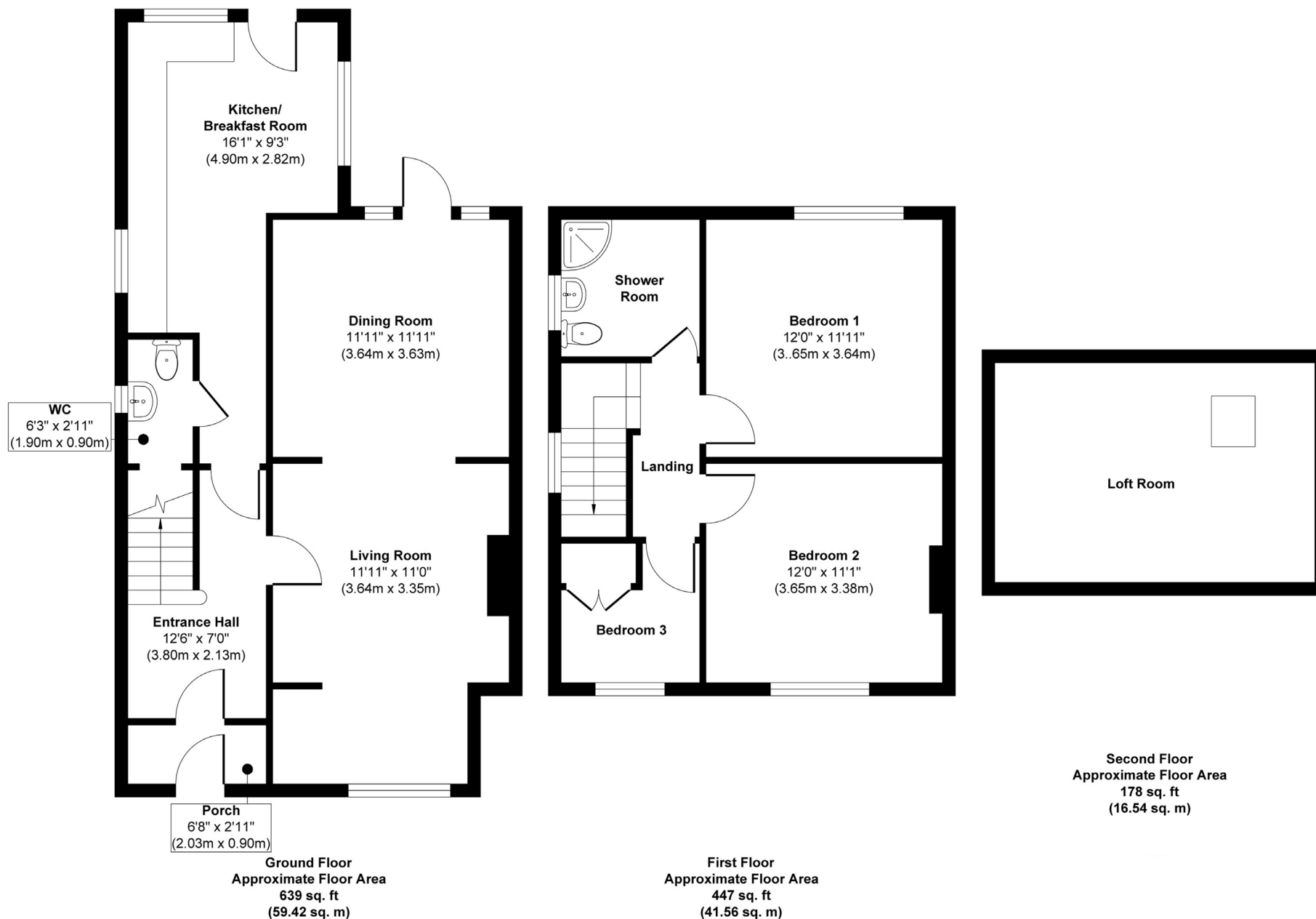












Approx. Gross Internal Floor Area 1264 sq. ft / 117.52 sq. m

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

Produced by Elements Property

The Location

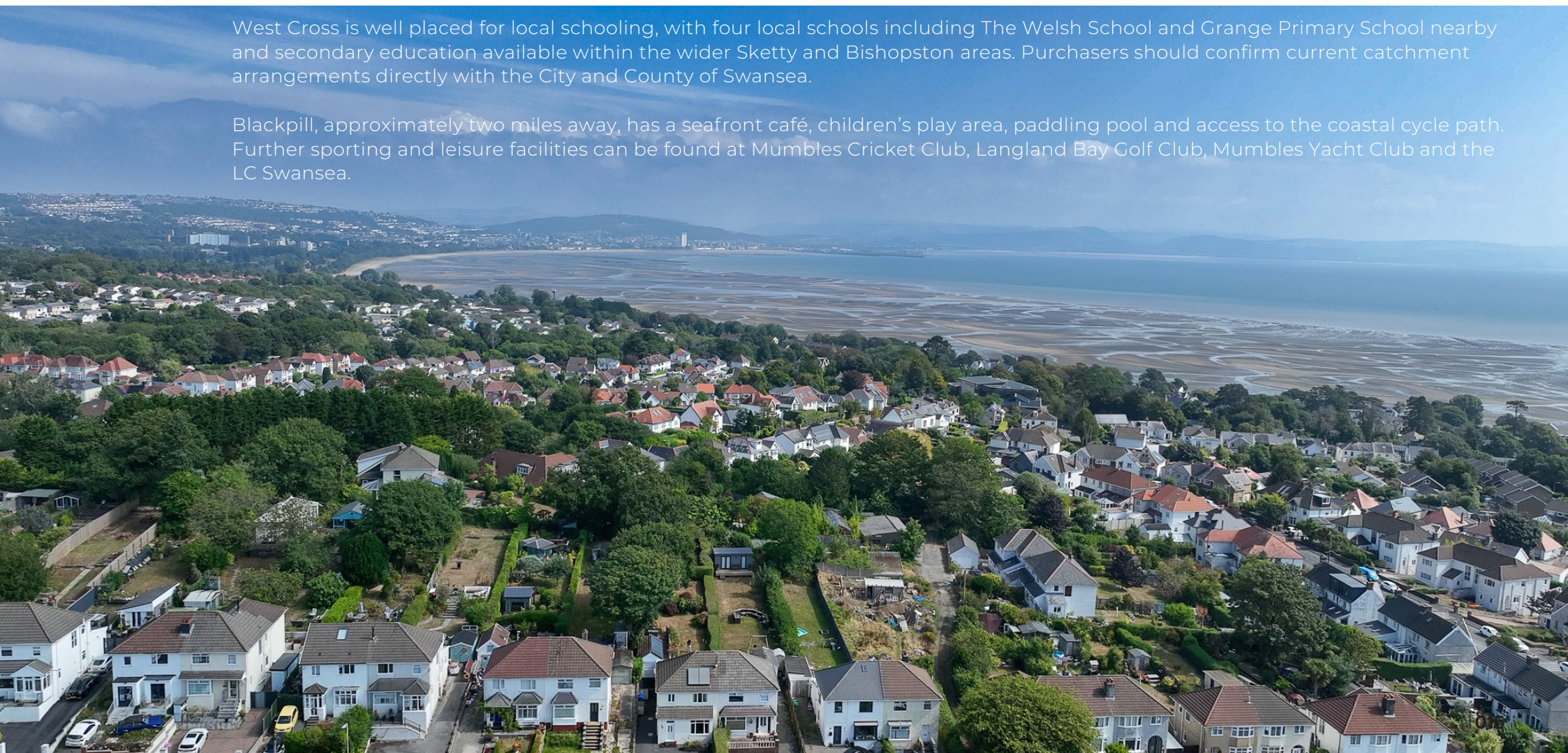
Druslyn Road sits in the established coastal suburb of West Cross, conveniently positioned between Swansea and Mumbles. It is a particularly practical location for family life, with everyday shops, cafés, a pharmacy and other local services available within West Cross, many of them less than a mile from the house.

The promenade and Swansea Bay are approximately one mile away, providing an almost uninterrupted waterside route towards Mumbles in one direction and Swansea Marina in the other. Mumbles village is around 1.5 miles away and offers an excellent collection of independent shops, restaurants, cafés and bars, together with the Victorian pier, Oystermouth Castle and a choice of coastal walks.

Langland Bay and Caswell Bay are both within approximately three miles. Beyond them, the beaches, countryside and walking routes of the Gower Peninsula—Britain's first designated National Landscape—are easily accessible by road.

West Cross is well placed for local schooling, with four local schools including The Welsh School and Grange Primary School nearby and secondary education available within the wider Sketty and Bishopston areas. Purchasers should confirm current catchment arrangements directly with the City and County of Swansea.

Blackpill, approximately two miles away, has a seafront café, children's play area, paddling pool and access to the coastal cycle path. Further sporting and leisure facilities can be found at Mumbles Cricket Club, Langland Bay Golf Club, Mumbles Yacht Club and the LC Swansea.







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