



## 6 The Paddock, West Cross, Swansea, SA3 5AH

---

Four/Five Bedrooms  
Two Bathrooms  
Three Receptions

FREEHOLD

1,479sqft

£399,995





Tucked away in a quiet West Cross cul-de-sac, this spacious 4/5 bedroom dormer bungalow is surrounded by lush south-facing gardens and offers incredibly flexible accommodation, including a self-contained annexe. Lovingly maintained with recent upgrades, solar panels, and just a short stroll from Mumbles and the sea front—this is a home of rare charm and potential.





6 The Paddock is a wonderfully individual detached dormer bungalow tucked away in a quiet, leafy cul-de-sac in sought-after West Cross—just moments from the sea front and a gentle stroll from the heart of Mumbles village. This well-loved family home offers incredibly flexible living, with 4/5 bedrooms and three generous reception rooms, plus an excellent self-contained annexe. The house is set within beautifully cultivated gardens that wrap around three sides, enjoying a sunny, southerly aspect.

The main residence has been thoughtfully maintained over the years, with significant upgrades including a new roof and loft insulation in 2023 and replacement windows to the main house in 2022. In addition, solar panels offer energy efficiency and lower ongoing costs. The annexe—converted around a decade ago—adds valuable extra space for guests, multigenerational living, or even a home office/studio.



Inside, the layout is adaptable and welcoming. With a choice of generous reception rooms, including a large living room, dining room, and a bright garden room, there is scope to configure the home to suit a range of lifestyle needs. The bedrooms are well-proportioned and quietly situated, with plenty of natural light throughout the property.

Outside, the beautifully stocked gardens are a key feature—clearly the work of a passionate gardener. A combination of mature planting, colourful borders, a thriving vegetable plot, and multiple sun-trap seating areas create a peaceful and vibrant outdoor space. The greenhouse and summerhouse are perfect for year-round enjoyment and productivity, while the plot's privacy and orientation make it feel like a hidden oasis.







The Property is FREEHOLD  
The property is connected to all mains services and the central heating is fired by gas.  
The Council tax is Band F (£3,095 p.a.)  
The EPC rating is C









## The Location

West Cross is one of the most convenient and desirable locations in the Swansea Bay area—perfectly positioned between the bustling seaside village of Mumbles and the conveniences of central Swansea. The Paddock is a tucked-away address off West Cross Lane, offering both peace and privacy, with local amenities just moments away.

There's a coastal footpath at the bottom of the hill that leads all the way around the Bay—ideal for walking or cycling into Mumbles or Swansea. Mumbles village, with its vibrant mix of restaurants, cafes, boutiques and wine bars, is just a 15-minute walk away.

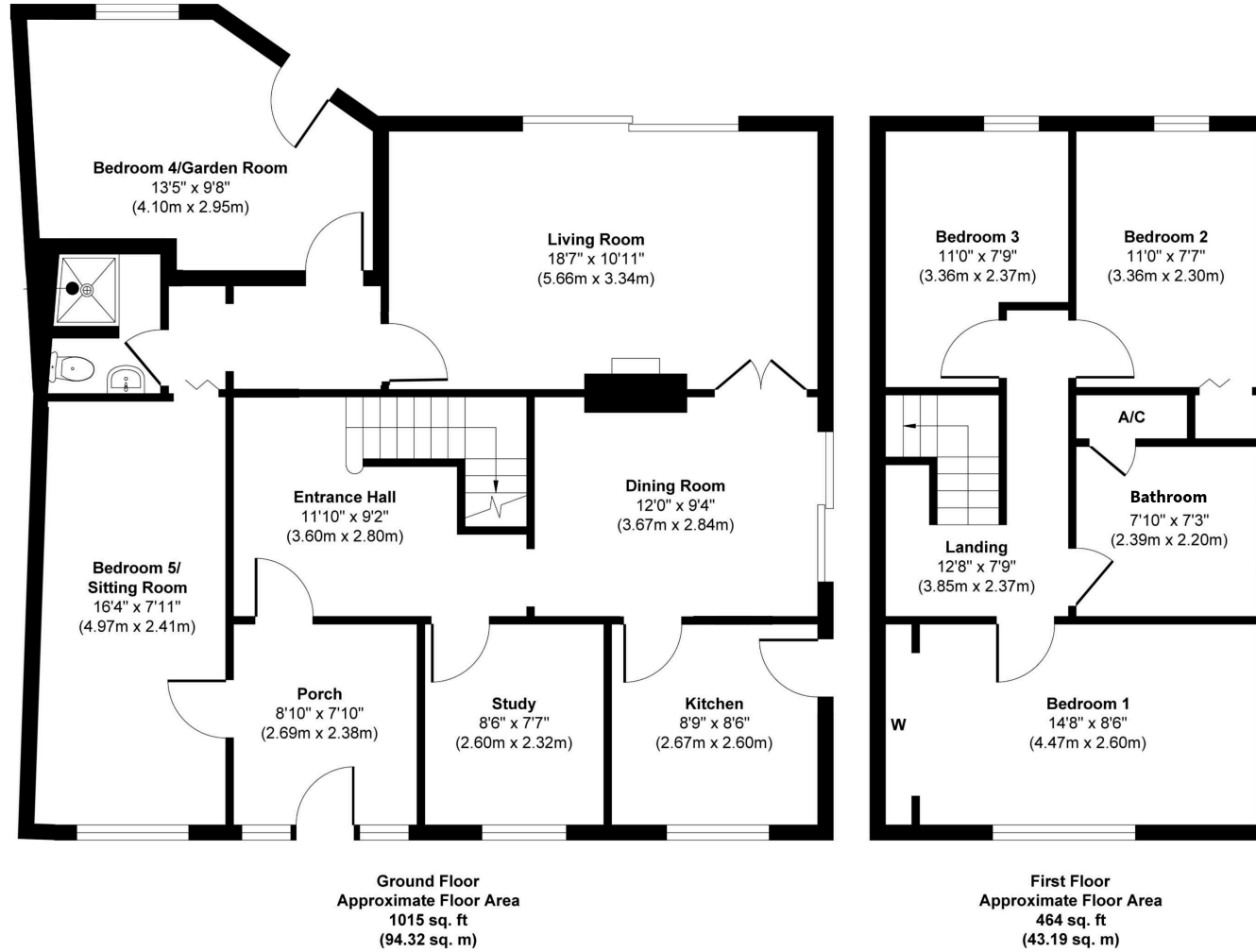
For families, West Cross is in the catchment for Bishopston Comprehensive School and has several popular primary schools nearby. The property is well placed for commuting, with central Swansea just 4 miles away, and the M4 corridor reachable in under 20 minutes.

Outdoor lovers will appreciate nearby Clyne Gardens, the Gower AONB on the doorstep, and easy access to beaches like Llangland, Caswell and Llangennith, all within a short drive.





## 6 The Paddock, West Cross



**Approx. Gross Internal Floor Area 1479 sq. ft / 137.51 sq. m**

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

Produced by Elements Property

THE  
**GREENROOM**  
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane  
Mumbles  
SA3 4AA

E-mail and Web

[info@thegreenroomhomes.com](mailto:info@thegreenroomhomes.com)  
[www.thegreenroomhomes.com.com](http://www.thegreenroomhomes.com.com)