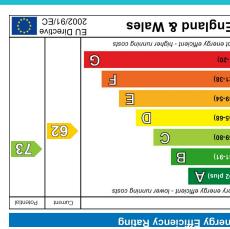




agente network  
The Property  
Relocation

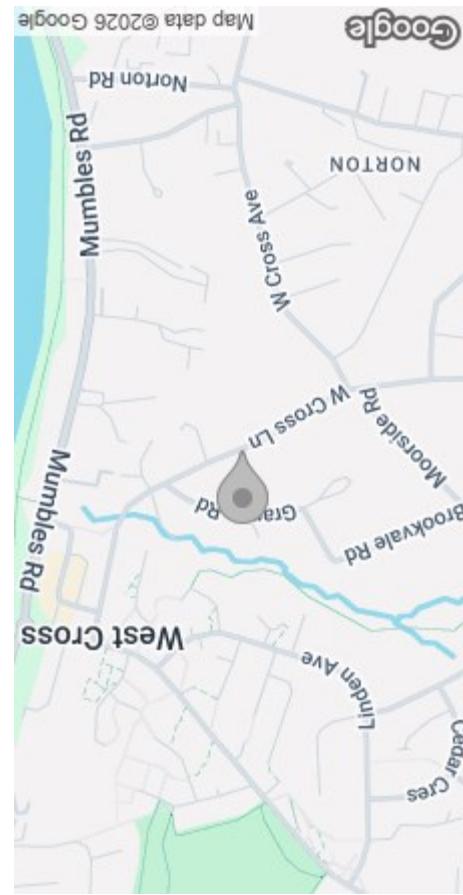
agente network  
The Property  
Relocation

77 Newton Road, Swansea, SA3 4BN  
T 01792 367301 E mu@dawsonsproperty.co.uk  
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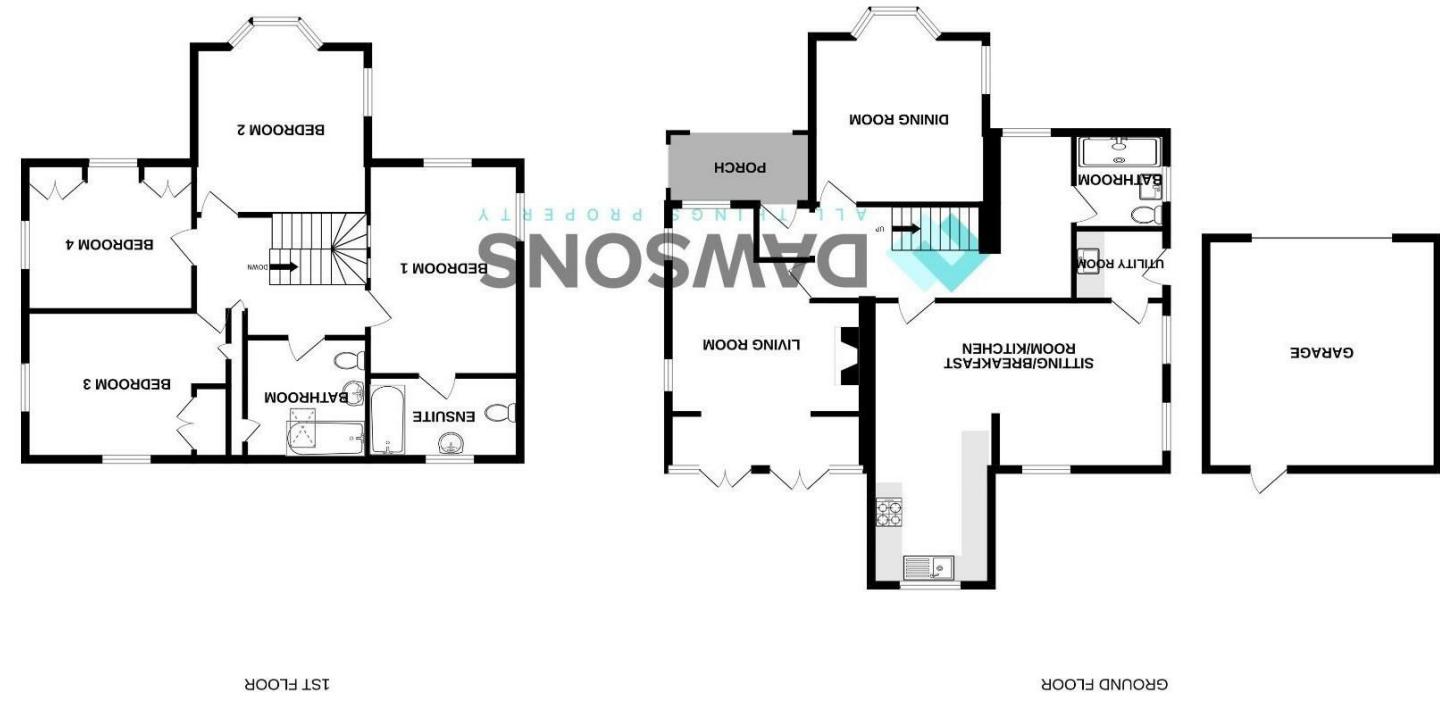


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

White every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.



AREA MAP



FLOOR PLAN



18 West Cross Lane  
West Cross, Swansea, SA3 5LS  
Offers Over £650,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

A charming and substantial early 1900s detached family home, ideally located in the highly sought-after area of West Cross, just moments from the sea-front promenade and within easy reach of Mumbles village, renowned for its boutique shops, vibrant bars and popular restaurants.

The accommodation is entered via a welcoming porch which leads into a hallway, providing access to the principal ground-floor rooms and stairs rising to the first floor. The property offers a generous living room with French doors opening directly onto the rear garden, creating an excellent flow for indoor-outdoor living. A separate dining room features an attractive bay window, while the heart of the home is an impressive open-plan L-shaped family area flowing into the kitchen, ideal for modern family life and entertaining.

To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from ensuite facilities, complemented by a contemporary family bathroom.

Externally, the property is approached via a driveway providing parking for several vehicles, in addition to a double garage. To the rear lies a level, enclosed garden, featuring a seating area, a neatly lawned section and borders stocked with mature flowers, trees and shrubbery, offering both privacy and an attractive outlook.

This delightful home combines period character with spacious, versatile accommodation, all set in a prime coastal location close to amenities and scenic walks.



## FULL DESCRIPTION

### Entrance

**Sitting/Breakfast/Kitchen**  
20'2" x 19'5" (6.15 x 5.94)



**Utility Room**  
6'3" x 4'11" (1.93 x 1.5)



**Living Room**  
14'4" x 13'3" (4.37 x 4.06)



**Dining Room**  
13'2" x 11'10" (4.03 x 3.62)



**Shower Room**

**Stairs To First Floor**

**Landing**

**Bedroom 1**  
14'6" x 10'4" (4.44 x 3.17)



**Ensuite**

**Bedroom 2**  
13'2" x 11'10" (4.03 x 3.62)



**Bedroom 3**  
13'10" x 10'1" (4.23 x 3.09)



**Bedroom 4**  
11'6" x 10'1" (3.53 x 3.09)

**Bathroom**

**Parking**  
Parking is available at this property via the driveway and garage.

**Double Garage**  
15'8" x 15'5" (4.8 x 4.7)

**Tenure**  
Freehold

**Council Tax Band**  
H

**EPC - D**

**Services**  
Mains gas, electric, water & drainage.  
There is a water meter.  
The current sellers broadband is currently with Sky. Please refer to the Ofcom checker for further coverage information.  
Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

