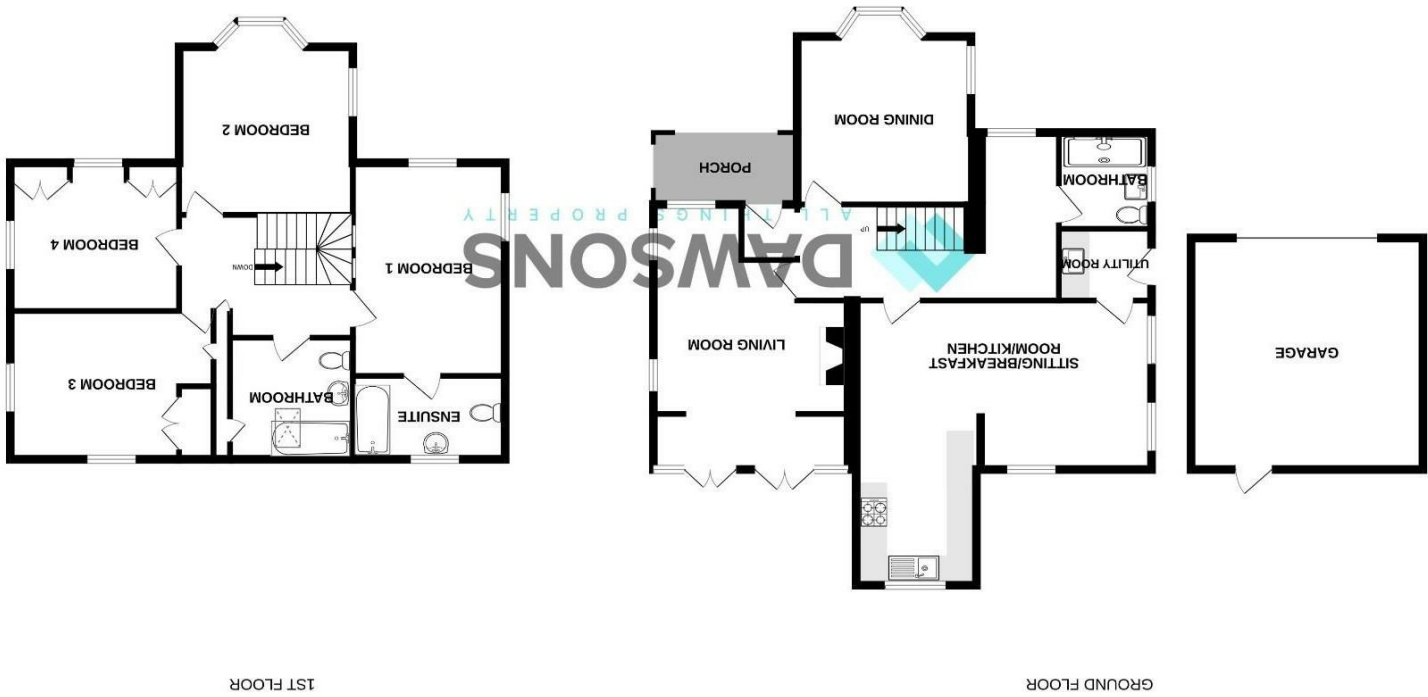


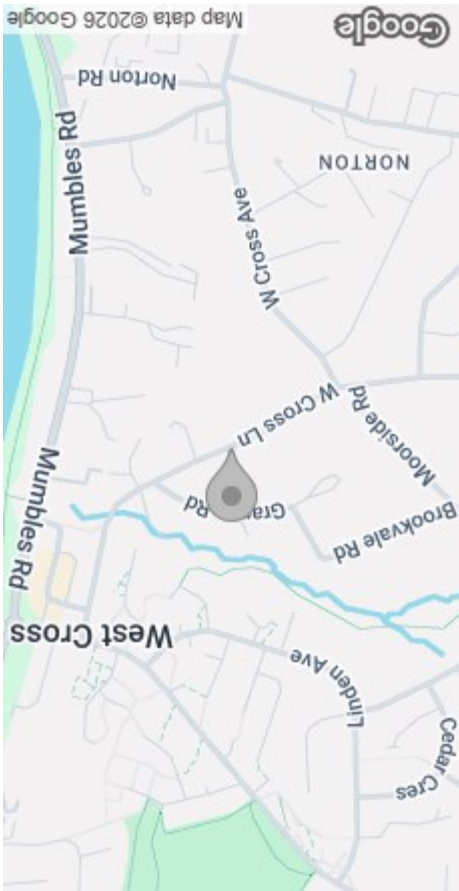
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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 as to their operability or efficiency can be given.

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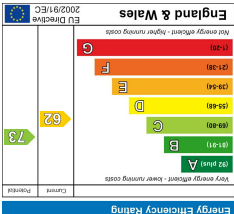


FLOOR PLAN



AREA MAP

EPC



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.

