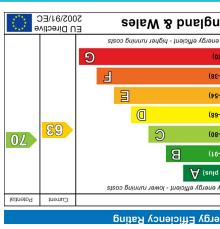
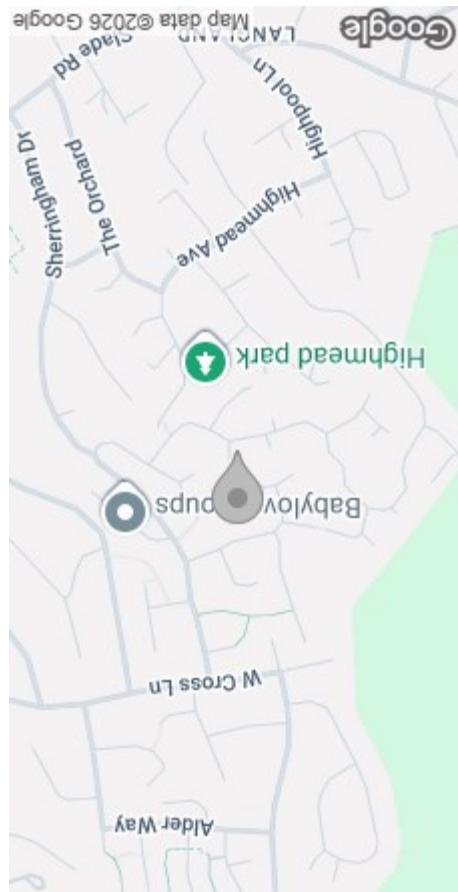




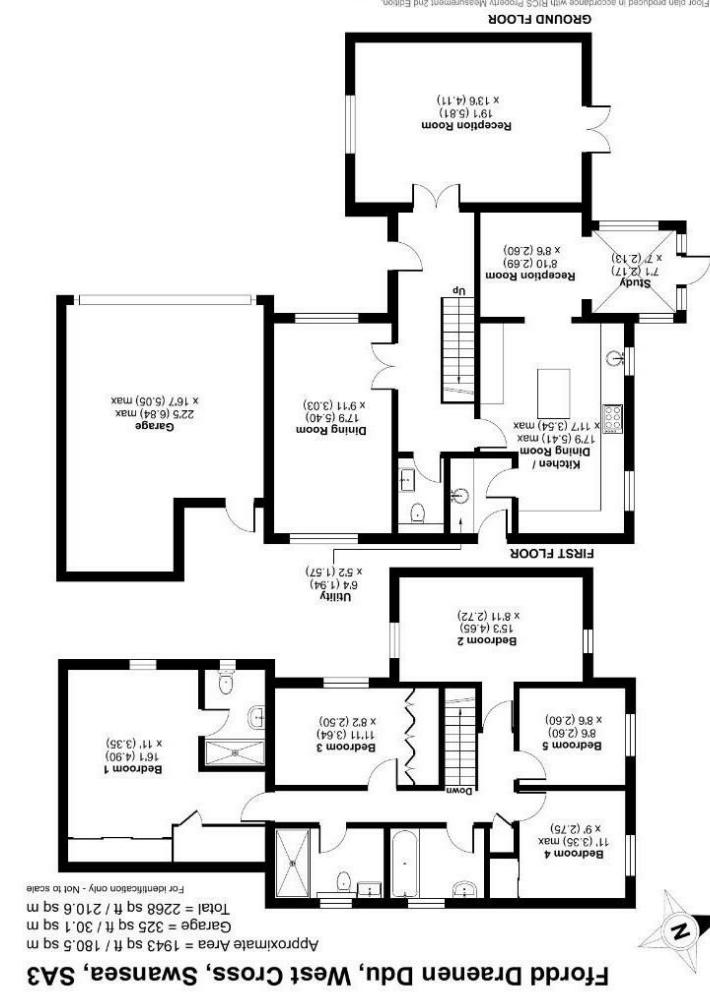
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Ffordd Draenen Ddu, West Cross, Swansea, SA3

FLOOR PLAN



DAWSONS

7 Ffordd Draenen Ddu  
West Cross, Swansea, SA3 5RP  
Offers Over £650,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Located in one of West Cross's most sought-after addresses, this impressive five-bedroom detached home offers beautifully balanced living spaces, thoughtfully designed for modern family life.

The elegant lounge features a striking vaulted ceiling and French doors that open directly onto the rear garden, creating a bright and welcoming space ideal for relaxing or entertaining. A formal dining room provides a sophisticated setting for family meals and special occasions, while a contemporary cloakroom adds convenience.

At the heart of the home lies a newly modernised kitchen/diner, finished to an exceptional standard with quality fittings and generous space for informal dining. The kitchen flows effortlessly into a bright sun room with doors leading to the garden, offering the perfect connection between indoor and outdoor living. A separate utility room completes the ground floor.

Upstairs, the property continues to impress with five double bedrooms, providing ample space for family and guests. The master bedroom is particularly striking, featuring a vaulted ceiling and a stylish en-suite shower room. A modern family bathroom and an additional shower room serve the remaining bedrooms, ensuring comfort and practicality for all.

Beautifully presented throughout and combining style, comfort, and functionality, this outstanding property represents a rare opportunity to acquire a superb family home in a highly desirable coastal location.

West Cross is a particularly sought-after suburb of Swansea, perfectly positioned between the vibrant village of Mumbles and the city itself. The area offers an excellent range of local amenities, highly regarded schools, and convenient transport links. Scenic coastal walks, award-winning beaches, and an array of independent shops, cafés, and restaurants are all just moments away, making West Cross an ideal setting for family life and coastal living at its finest.



## FULL DESCRIPTION

### Entrance Hall



**Reception Room**  
19'1 x 13'6 (5.82m x 4.11m)



**Dining Room**  
17'9 x 9'11 (5.41m x 3.02m)



### WC

**Kitchen / Dining Room**  
17'9 max x 11'7 max (5.41m max x 3.53m max)



**Utility Room**  
6'4 x 5'2 (1.93m x 1.57m)



**Reception Room**  
8'10 x 8'6 (2.69m x 2.59m)



### Study



### Stairs To First Floor

### Landing

**Bedroom 1**  
16'1 x 11' (4.90m x 3.35m)

### Ensuite

**Bedroom 2**  
15'3 x 8'11 (4.65m x 2.72m)

**Bedroom 3**  
11'11 x 8'2 (3.63m x 2.49m)

**Bedroom 4**  
11' max x 9' (3.35m max x 2.74m)

**Bedroom 5**  
8'6 x 8'6 (2.59m x 2.59m)

### Bathroom

### Shower Room

### Parking

Parking is available for this property via the driveway and double garage.

### Garage

22'5 max x 16'7 max (6.83m max x 5.05m max)

### Tenure

Freehold

### Council Tax Band

G

### EPC - D

### Services

Mains gas, electric, water (billed) & drainage.

The current sellers broadband is currently with BT. 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.

All mains, gas central heating.

