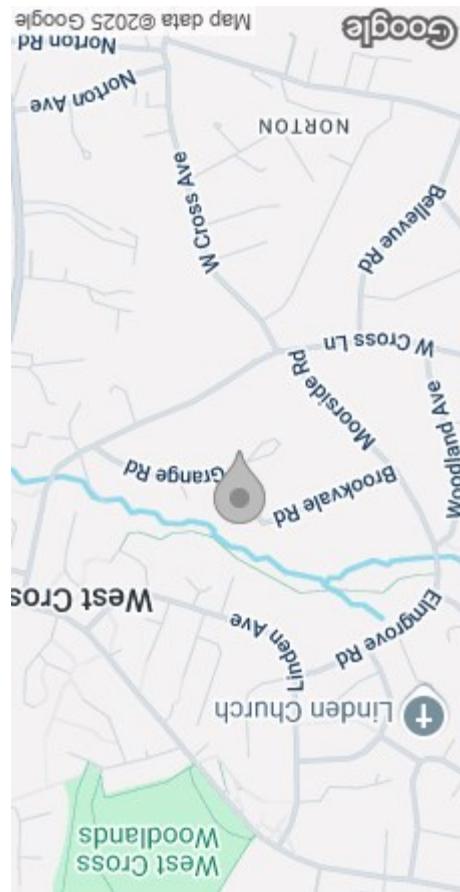


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



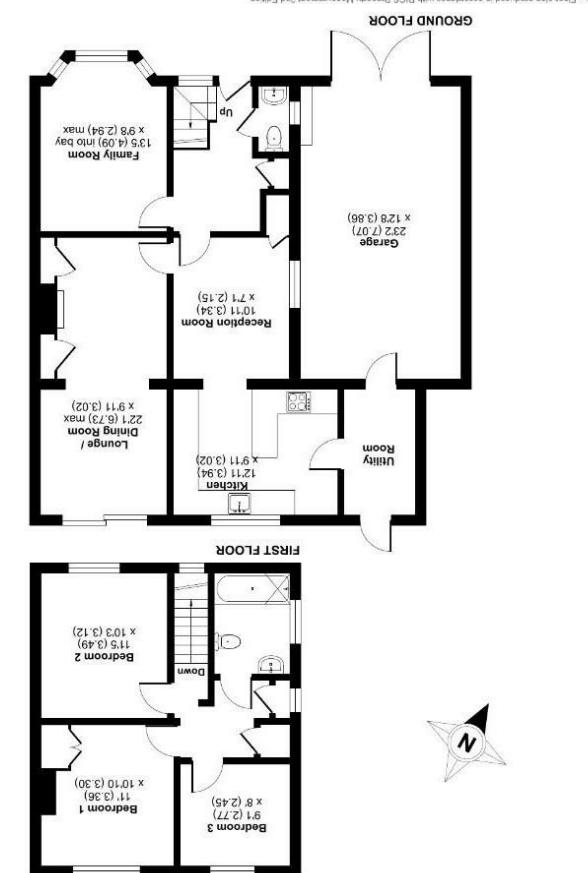
AREA MAP

FLOOR PLAN

Grange Crescent, West Cross, Swansea, SA3

Approximate Area = 1227 sq ft / 113.9 sq m
Garage = 229 sq ft / 21.1 sq m
Total = 1519 sq ft / 141 sq m

For illustration only - Not to scale



GENERAL INFORMATION

Nestled in a quiet cul-de-sac in the sought-after area of West Cross, this beautifully extended semi-detached family home offers the perfect blend of coastal living and village charm. Ideally located just a short stroll from the scenic sea front promenade and the vibrant heart of Mumbles – with its array of shops, bars, and restaurants – this property is perfectly suited for families and lifestyle seekers alike.

Step inside to a welcoming entrance hallway with stairs leading to the first floor and access to the main living spaces. The ground floor comprises a convenient WC, a cosy family room, and a generous breakfast area that flows seamlessly into a well-appointed fitted kitchen. Off the kitchen, you'll find a practical utility room offering additional storage and space for laundry appliances. Completing the ground floor is a spacious open-plan dining and sitting room, filled with natural light and featuring French doors that open out onto the rear garden – ideal for everyday living and entertaining alike.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a gravelled driveway to the front, providing ample parking for multiple vehicles and leading to a garage. The rear garden is a particular highlight – a good-sized, level, and enclosed space mainly laid to lawn, bordered by mature trees and shrubbery, and complemented by a gravelled seating area perfect for al fresco dining and summer evenings.

This delightful home offers a wonderful blend of traditional charm and contemporary enhancements, making it a perfect choice for those seeking a comfortable and well-connected family home in West Cross.

FULL DESCRIPTION

Entrance Hall

WC

Family Room

13'5 into bay x 9'8 max (4.09m into bay x 2.95m max)



Lounge / Dining Room

22'1 max x 9'11 (6.73m max x 3.02m)



Reception Room

10'11 x 7'1 (3.33m x 2.16m)

Kitchen

12'11 x 9'11 (3.94m x 3.02m)

Utility Room

Garage

23'2 x 12'8 (7.06m x 3.86m)



Stairs To The First Floor

Landing

Bedroom 1

11' x 10'10 (3.35m x 3.30m)

Bedroom 2

11'5 x 10'3 (3.48m x 3.12m)

Bedroom 3

9'1 x 8' (2.77m x 2.44m)

Bathroom

Parking

Driveway parking is available for up to several vehicles, leading to the garage for further parking.

Tenure

Freehold

Council Tax Band

F

EPC - C

Services

Mains water, drainage, electric & gas. Broadband -The current network is provided by Sky. There are no known issues with mobile coverage using the vendor's supplier EE. You are advised to refer to the Ofcom checker for information regarding signal and broadband coverage.