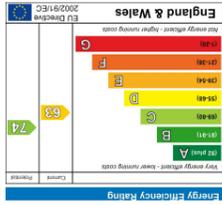
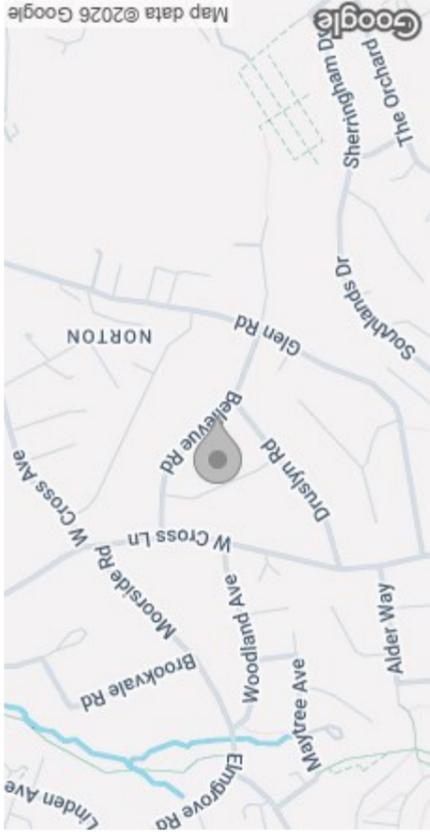




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



Bellevue Road, West Cross, Swansea, SA3  
 Approximate Area = 1620 sq ft / 150.5 sq m  
 For identification only - Not to scale

FLOOR PLAN



22 Bellevue Road  
 West Cross, Swansea, SA3 5QB  
 O.I.R.O £450,000



## GENERAL INFORMATION

Set in the sought-after coastal location of West Cross, this impressive semi-detached home enjoys breathtaking sea views stretching across Swansea Bay towards Mumbles Pier. Perfectly positioned just a short distance from the vibrant village of Mumbles, with its array of boutique shops, cafés, bars and restaurants, as well as the scenic seafront promenade, the property offers an enviable blend of lifestyle and convenience.

The accommodation is thoughtfully arranged over three floors and begins with a welcoming entrance hall, featuring stairs to the first floor and access to the principal living spaces. The lounge is a bright and inviting room, with doors opening out onto a decked seating area—ideal for relaxing or entertaining while taking in the coastal outlook. A separate dining area provides an excellent space for family meals, while the fitted kitchen also benefits from direct access to the decked area, creating a seamless indoor-outdoor flow.

To the first floor are three well-proportioned bedrooms along with a modern family bathroom. The second floor is dedicated to an impressive master suite, complete with an ensuite shower room, offering a private retreat with elevated views.

Externally, the property continues to impress. To the front, a gated paved driveway provides ample parking for up to five vehicles, along with convenient side access leading to the rear. The enclosed rear garden is level and mainly laid to lawn, complemented by a decked seating area—perfect for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

This is a wonderful opportunity to acquire a spacious family home in a highly desirable coastal setting, combining generous accommodation with stunning views and excellent access to local amenities.

## FULL DESCRIPTION

### Entrance Hall

**Lounge**  
23'8 x 11'9 (7.21m x 3.58m)

**Dining Room**  
16'6 x 10'0 (5.03m x 3.05m)

**Kitchen**  
14'2 x 10'0 (4.32m x 3.05m)

### Stairs To First Floor

### Landing

**Bedroom Two**  
14'9 x 10'2 (4.50m x 3.10m)

**Bedroom Three**  
13'7 x 11'9 (4.14m x 3.58m)



**Bedroom Four/Office**  
10'9 x 8'1 (3.28m x 2.46m)

### Bathroom

### Stairs To Second Floor

**Bedroom One**  
19'8 x 14'6 (5.99m x 4.42m)

### Shower Room

### Parking

Parking is available for multiple vehicles via the driveway.

### Tenure

Freehold

### Council Tax Band

F

### EPC - D

### Services

Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with Virgin. 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.

