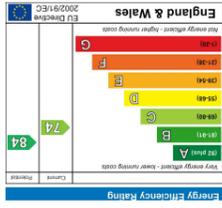


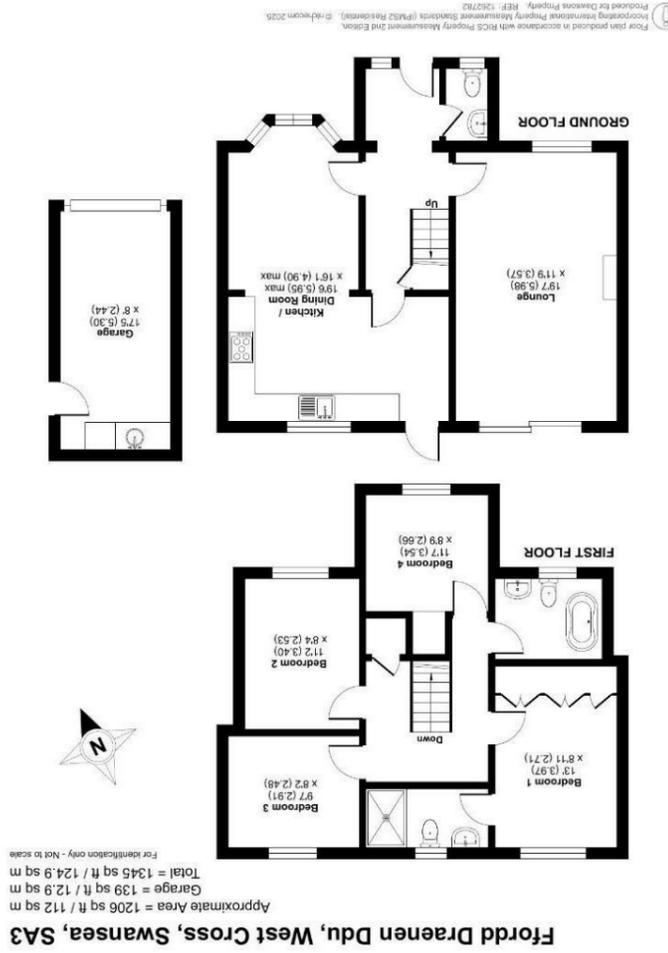
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



DAWSONS

14 Ffordd Draenen Ddu
 West Cross, Swansea, SA3 5RP
Asking Price £450,000



GENERAL INFORMATION

Nestled in a quiet cul-de-sac in the sought-after area of West Cross, this beautifully presented four-bedroom detached home offers spacious and versatile living, just moments from the charming village of Mumbles and the scenic sea front promenade.

The ground floor welcomes you with a bright and airy hallway, leading to a cloakroom, a generous lounge, and an impressive open-plan kitchen, dining, and family area—perfect for modern living and entertaining.

Upstairs, the property boasts four well-proportioned bedrooms, including a master suite with en-suite shower facilities, alongside a contemporary family bathroom.

Externally, the rear garden and patio terrace provide an ideal outdoor retreat, seamlessly connecting to the living space. A private driveway leads to the garage, ensuring ample parking.

A fantastic opportunity to acquire a superb family home in a prime location. Viewing is highly recommended to fully appreciate all that this property has to offer.

EPC - C

FULL DESCRIPTION

Entrance Porch

WC

Hallway

Kitchen / Dining Room

19'6 max x 16'1 max (5.94m max x 4.90m max)

Lounge

19'7 x 11'9 (5.97m x 3.58m)

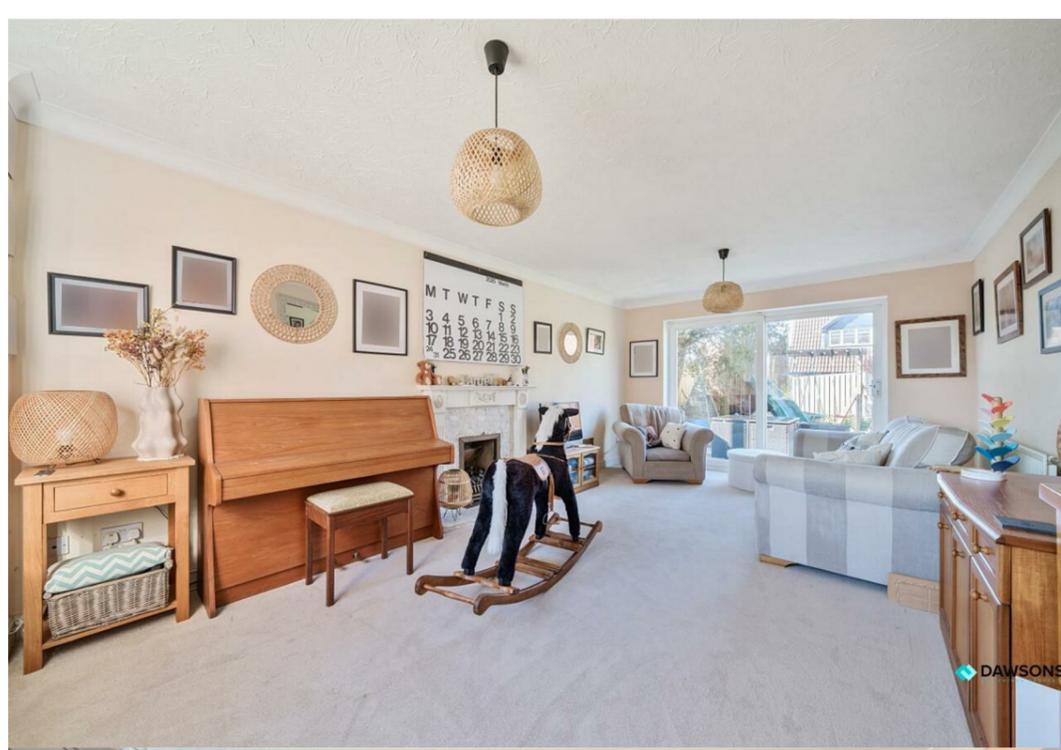
Stairs To First Floor

Landing

Bedroom 1

13' x 8'11 (3.96m x 2.72m)

Ensuite



Bedroom 2
11'2 x 8'4 (3.40m x 2.54m)

Bedroom 3
9'7 x 8'2 (2.92m x 2.49m)

Bedroom 4
11'7 x 8'9 (3.53m x 2.67m)

Bathroom

Garage
17'5 x 8' (5.31m x 2.44m)

Tenure
Freehold

Council Tax Band
F

Servives
Mains gas, electric, gas, drainage & water. 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.

