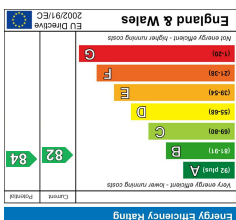
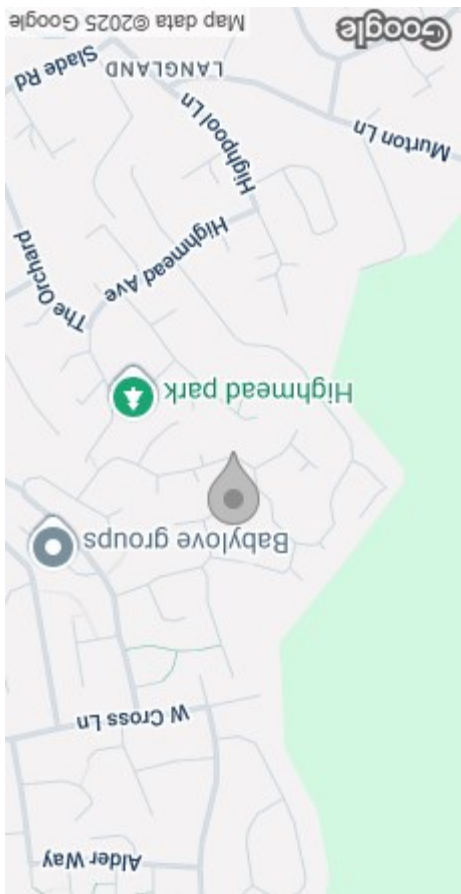


or warranty in respect of the property.

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



EPC



AREA MAP



West Cross, Swansea, SA3
Approximate Area = 2'159 sq ft / 200.5 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 2501 sq ft / 232.3 sq m
For identification only - Not to scale

Fjord Drænen Ddu, West Cross, Swansea, SA3

FLOOR PLAN



1 Ffordd Draenen Ddu

West Cross, Swansea, SA3 5RP

Offers Over £600,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in a sought-after elevated position enjoying sea views to the front, this spacious and well-presented detached family home offers the perfect blend of coastal living and village charm. Situated just moments from the vibrant village of Mumbles, with its array of boutique shops, popular bars, restaurants, and cafes, this property also benefits from easy access to the scenic seafront promenade, local beaches, and cliff-top walks along the Gower Peninsula - as well as Singleton hospital, university and Swansea city centre.

The accommodation is arranged over two floors and comprises a welcoming entrance porch leading into a spacious hallway, a cloakroom, a generous living room with French doors opening onto the rear garden, a separate dining room, and a well-appointed fitted kitchen/breakfast area. The ground floor also includes a utility room and a versatile study—ideal for working from home.

Upstairs, a bright landing leads to four well-proportioned bedrooms. Two of the bedrooms boast en-suite facilities, of which one features its own private dressing room. A modern family bathroom completes the first-floor accommodation. This property benefits from excellent storage space throughout.

Externally, the property benefits from driveway parking for two cars leading to a large double garage. The front garden is laid to lawn, making the most of the elevated sea views. To the rear, a private garden offers a peaceful retreat, with a patio seating area surrounded by mature trees and established shrubbery—ideal for outdoor entertaining and family enjoyment.

FULL DESCRIPTION

Entrance Porch

Entrance Hall

Living Room
21'7 x 13'7 (6.58m x 4.14m)

Dining Room
13'1 x 11'3 (3.99m x 3.43m)

Kitchen
14'4 max x 14' max (4.37m max x 4.27m max)

Utility Room
8'6 x 5'11 (2.59m x 1.80m)

Study
11'8 max x 10'1 max (3.56m max x 3.07m max)

WC



Stairs To First Floor

Landing

Bedroom 1
15'4 x 10'2 (4.67m x 3.10m)

Dressing Room
6'5 x 6'4 (1.96m x 1.93m)

Ensuite

Bedroom 2
13'4 max x 11'7 max (4.06m max x 3.53m max)

Ensuite

Bedroom 3
15'4 max x 13'4 max (4.67m max x 4.06m max)

Bedroom 4
10'1 x 8'5 (3.07m x 2.57m)

Bathroom

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

Double Garage
20'6 x 16'8 (6.25m x 5.08m)

Tenure
Freehold

Council Tax Band
G

EPC - B

Services
Mains gas, electric, water and drainage. Water is billed. You are advised to refer to the Ofcom checker information regarding mobile signal and broadband coverage.

Solar Panels
The solar panels are owned outright. The installation company is British Gas. The current tariff is 43.3p kwh generated & 3.1p kwh export. The Tariff is fixed for 25 years from November 2011.