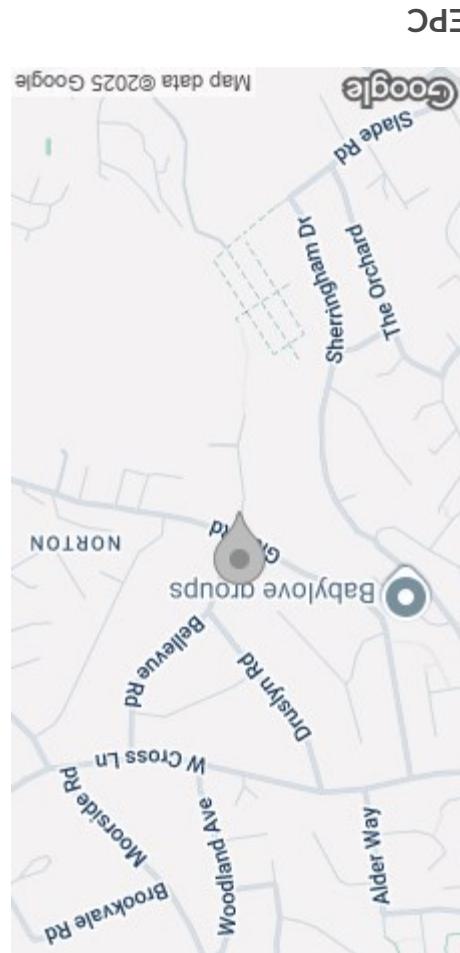


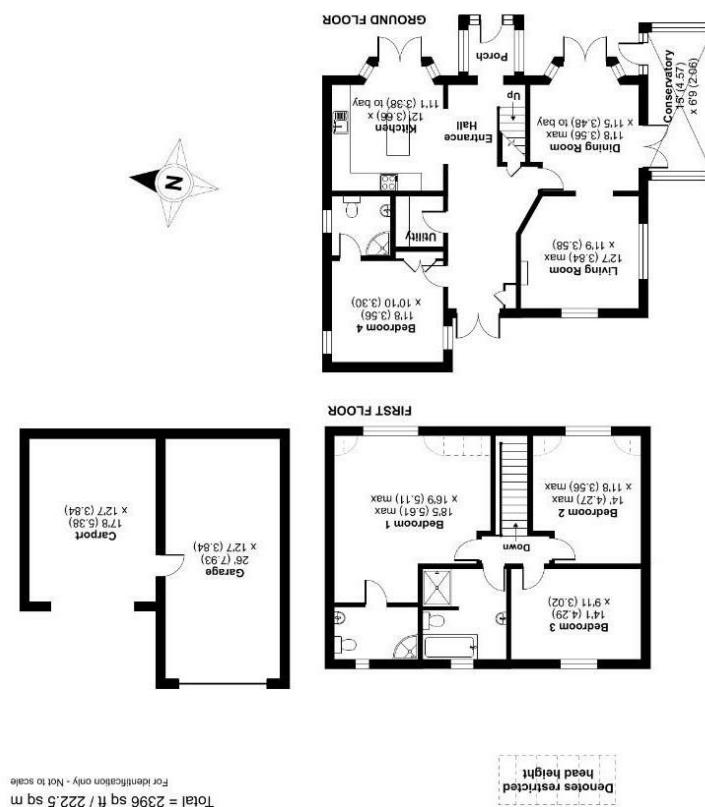


These particulars or representations of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

Produced for Dawson's Property, REFS: 115322  
Floor plan produced in accordance with RICS Property Measurement Standard incorporating  
MCS Measure



Slade Gardens, West Cross, Swansea, SA3

FLOOR PLAN



## GENERAL INFORMATION

Nestled in the sought-after West Cross area, this charming detached family home offers versatile living spaces and partial sea views from its elevated front aspect. Conveniently located near local amenities, the scenic sea front promenade, and the vibrant Mumbles village with its array of shops, bars, and restaurants, local beaches and cliff walks, this property is ideal for those seeking a balanced coastal lifestyle.

Upon entering, you are greeted by an entrance porch leading into a welcoming hallway. The fitted kitchen, featuring French doors, opens onto a decked seating area that stretches across the front of the home, offering lovely sea views. Adjacent is a spacious dining room, also with French doors to the decked terrace, as well as a door that leads into the light-filled conservatory. A comfortable lounge, a utility room, and a fourth bedroom with an ensuite shower room complete the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom includes an ensuite shower room, while the other two bedrooms share a modern family bathroom.

Externally, the front garden of the property approx. 16m x 18m includes a beautiful mature magnolia tree, features a double garage and a driveway, providing ample off-road parking. Steps lead up to the expansive decked terrace, which runs the width of the property and offers stunning views from its elevated position. The tiered garden is thoughtfully designed with additional decked areas, sleeper boxes filled with mature plants, and shrubs. A level paved patio is perfect for relaxation or al fresco dining, while the remaining garden area is laid with astro turf, offering a low-maintenance outdoor space. Fully enclosed on all sides, the garden enjoys a high degree of privacy.

This delightful home offers spacious, flexible accommodation with excellent outdoor living space and the added benefit of partial sea views, making it a must-see property.

EPC D



## FULL DESCRIPTION

### Entrance Porch



### Entrance Hall

#### Kitchen

12' x 11'1 to bay (3.66m x 3.38m to bay)



#### Dining Room

11'8 max x 11'5 to bay (3.56m max x 3.48m to bay)



#### Conservatory

15' x 6'9 (4.57m x 2.06m)

#### Living Room

12'7 x 11'9 (3.84m x 3.58m)

#### Bedroom 4

11'8 x 10'10 (3.56m x 3.30m)

#### Ensuite



### Utility

### Stairs To First Floor

### Landing

#### Bedroom 1

18'5 max x 16'9 max (5.61m max x 5.11m max)

#### Ensuite

#### Bedroom 2

14' max x 11'8 max (4.27m max x 3.56m max)

#### Bedroom 3

14'1 x 9'11 (4.29m x 3.02m)

### Bathroom

### Externally

#### Garage

26' x 12'7 (7.92m x 3.84m)

#### Carport

17'8 x 12'7 (5.38m x 3.84m)

#### Tenure

Freehold

#### Council Tax Band

E

### Services

Mains gas, electric, water & drainage. Current owners broadband is with BT. Please refer to Ofcom checker for further information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

