



'Parc Derw' 16 West Cross Lane, West Cross, Swansea, SA3 5LS
Asking Price £745,000

A charming and traditional five bedroom detached home, still retaining some delightful original features. The spacious property is set over three floors boasting sea views from the front aspect and offers versatile living. Very well located in the desirable address of West Cross Lane. Moments from the beach-side promenade but with the added luxury of a more peaceful and private setting enjoying all the benefits of living close to the promenade walk into Mumbles Village. The accommodation briefly comprises, entrance hallway, dining room, lounge, sitting room, cloakroom, kitchen breakfast room. To the first floor, four generous sized bedrooms with one master benefitting from en suite facilities, bathroom and separate WC. To the second floor a further bedroom and modern fitted en suite. Externally to the front, the driveway provides ample parking and turning area including double garage, laid to lawn gardens surrounded with mature plants and shrubbery. To the rear, further private laid to lawn gardens again surrounded with plants and shrubbery. Viewing is highly recommended to appreciate the space and charm this hidden gem offers.

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Entrance
Wooden door into:

Porch
Tiled Flooring. Original Stained glass porthole to side. French doors into:

Hallway
Original parquet flooring. Radiator. Stairs to first floor. Original wooden doors into:

Lounge 20'20 x 11'11 (6.60m x 3.63m)
Bay window to front. Window to side. Original working fireplace. Wood effect laminate flooring. Radiator.

Dining Room 18'04 x 15'05 (5.59m x 4.70m)
Bay window to front. Original working fireplace. Three radiators. Original stained glass doors to side.

Sitting Room 12'09 x 11'10 (3.89m x 3.61m)
Box bay window to side. Window to rear. Wood effect laminate flooring. Radiator.

Cloakroom
Frosted glass window to rear. Fitted with a two piece suite comprising: Low Level WC and wash hand basin.

Kitchen/Breakfast Room 21'07 x 9'11 (6.58m x 3.02m)
Windows to side and rear. Fitted with a range of solid oak wall and base units with complementary work surface over. Stainless steel sink. Integrated dishwasher. Built in oven with a built in four ring Neff induction hob and extractor hood over. The main focal point to the kitchen is the beautiful feature AGA powered by coal set into a brick recess. Space for washing machine. Door to rear garden.

First Floor

Landing
Original stained glass window to front. Radiator. Storage cupboards. Stairs to second floor.

Bedroom One 19'05 x 15'06 (5.92m x 4.72m)
Bay window to front. Wood effect flooring. Radiator.

Bedroom Two 14'07 x 11'11 (4.45m x 3.63m)
Bay window to front. Window to side. Wood effect flooring. Radiator. Door into:

En-suite
Window to side. Fitted with a three piece suite comprising: shower cubicle. Low Level WC and pedestal wash hand basin. Wood effect laminate flooring. Radiator.

Bedroom Three 12'11 x 11'11 (3.94m x 3.63m)
Window to side. Wood effect flooring. Radiator.

Bathroom
Frosted glass window to rear. Fitted with a two piece suite comprising: Iron bath and pedestal wash basin. Fully tiled walls. Tiled flooring. Radiator.

WC
Frosted glass window to rear. Fitted with a two piece suite comprising: Low Level WC and wash hand basin. Part tiled walls.

Bedroom Four 14'10 x 9'10 (4.52m x 3.00m)
Windows to side and rear. Radiator.

Second Floor

Bedroom Five 15'04 x 13'07 (4.67m x 4.14m)
Two 'Velux' windows which extend out to juliet balcony to the front boasting views of Mumbles lighthouse and sea. Two 'Velux' windows to the rear. Wood effect laminate flooring. Door into:

En-suite
Frosted glass 'Velux' to rear. Fitted with a three piece suite comprising: shower cubicle, Low Level WC and pedestal wash hand basin.

External

Front
Generous sized driveway and laid to lawn gardens surrounded with mature plants and shrubbery creating a feeling of privacy.

Rear
Further laid to lawn private gardens connect to the home effortlessly. Separate double garage and log/coal stores.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

