



## 140 West Cross Lane, West Cross, Swansea, City & County Of Swansea, SA3 5NG

**Asking Price £429,995**

A superb opportunity to purchase this comprehensively renovated and extended four bedroom detached family home offering sea views of Swansea Bay to the front, just a short distance from Mumbles and Langland Bay.

The accommodation comprises; hallway, cloakroom, lounge, open plan kitchen/dining/living area & utility room to the ground floor. To the first floor you have a bathroom & four bedrooms (master with en-suite). Externally to the front you have private driveway parking for two to three vehicles. Garage. Side access. Lawned garden. To the rear you have an enclosed rear garden that comprises of a patio seating area with ample room for tables and chairs. Lawned garden. Raised flower beds. Side access.

We feel this property is ideally placed for the hustle of Mumbles Village with all the local shops and amenities, as well as being ideally placed for Langland Bay and many of the beautiful beaches of Gower. Viewing is highly recommended. NO CHAIN. EER-C75

### Entrance

Via a double glazed PVC door into the hallway.

### Hallway



With stairs to first floor. Doors to cloakroom, lounge, storage cupboard & open plan kitchen/dining/living area. Radiator. Tiled floor. Spotlights. Alarm system.

### Cloakroom 7'9" x 2'11" (2.35 x 0.90)

With a frosted double glazed window to the front. Well appointed suite comprising; low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan. Tiled floor.

### Lounge 14'0" x 12'8" (4.26 x 3.85)



With a double glazed window to the front. Radiator. Four socket points.

### Open Plan Kitchen/Dining/Living Area 21'9" x 20'6" (6.64 x 6.24)



An impressive room with a set of double glazed bi-fold doors to the rear garden. Three Velux roof windows to the rear. Spotlights. Three radiators. Tiled floor. Twelve socket points. Door to utility room. A beautifully appointed kitchen fitted with a range of base and wall units. Running quartz work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Integral four ring induction hob with contemporary extractor hood over. Two integral double oven & grills. Breakfast bar. Space and plumbing for American style fridge/freezer.

### Utility Room 7'9" x 8'4" (2.36 x 2.55)



With a double glazed window to the rear. Double glazed PVC door to the rear. Running quartz work surface incorporating a contemporary sink with mixer tap over. Space for washing machine. Space for tumble dryer. Three socket points. Radiator. Spotlights.



## Landing



With doors to bedrooms, bathroom & airing cupboard. Loft access. Socket point.

## Bathroom 5'7" x 7'7" (1.69 x 2.30)



With a frosted double glazed window to the rear. Well appointed bathroom suite comprising; bathtub with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

## Bedroom 1 19'2" x 8'10" (5.85 x 2.70)



With a double glazed window to the front boasting sea views. Radiator. Door to en-suite. Five socket points.

## En - Suite 5'3" x 8'10" (1.61 x 2.70)



With a frosted double glazed window to the rear. Well appointed suite comprising; walk in shower with over sized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

## Bedroom 2 14'1" x 12'9" (4.30 x 3.88)



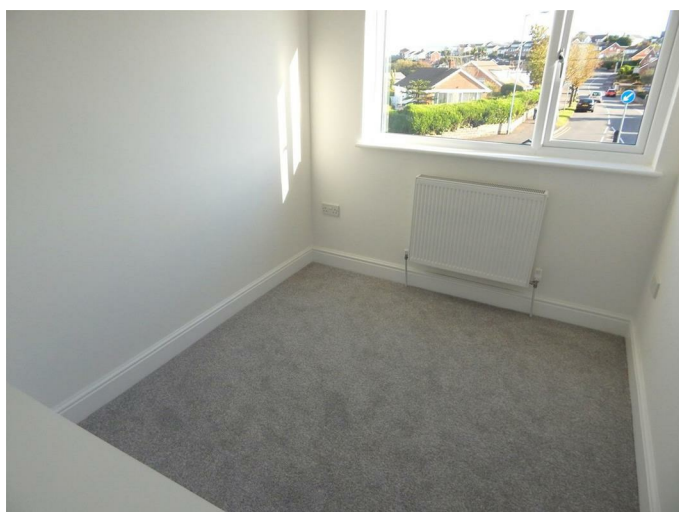
With a double glazed window to the front again offering sea views. Radiator. Four socket points.

### Bedroom 3 12'9" x 10'10" (3.88 x 3.31)



With a double glazed window to the rear. Radiator. Three socket points.

### Bedroom 4 10'1" x 7'7" (3.08 x 2.31)



With a double glazed window to the front offering sea views. Radiator. Two socket points.

### External

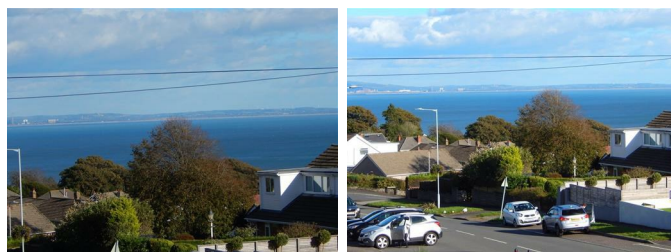


To the front you have private driveway parking for two to three vehicles. Garage. Side access. Lawned garden. To the rear you have an enclosed rear garden that comprises of a patio seating area with ample room for tables and chairs. Lawned garden. Raised flower beds. Side access.

### Garage 17'4" x 8'6" (5.29 x 2.60)

With a 'up & over' door. Power & light.

### View



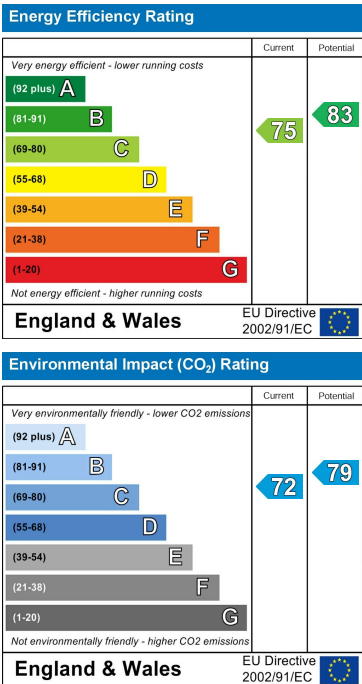
Floor Plan



Area Map



Energy Efficiency Graph



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