52 West Cross Lane

West Cross, Swansea, SA3 5LS

Offers Over £675,000

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Arranged over THREE IMPRESSIVE STOREYS, this substantial FIVE BEDROOM DETACHED HOME offers an exceptional amount of space, flexibility & versatility, perfectly suited to modern family life. Bright, beautifully presented and generously proportioned, the accommodation centres around a stylish living room & an impressive open-plan kitchen, dining & family space, creating a superb sociable hub at the heart of the home. Both areas enjoy direct access to the garden, making them equally well suited to relaxed family living or entertaining. THREE BATHROOMS, one on each floor & a large utility room add excellent practicality, while the upper storey enjoys partial sea views. With five bedrooms and a range of adaptable spaces ideal for home working, guests or multi-generational living, this is a home designed to evolve effortlessly with you.

Outside, the appeal continues, with a generous private driveway providing off-road parking and an enclosed rear garden offering an ideal balance of lawn and spacious decking. Whether it's morning coffee in the sunshine, outdoor dining or summer gatherings with family and friends, the garden provides a fantastic extension of the living space. Set in the highly sought-after West Cross, the property enjoys an enviable coastal lifestyle, with the seafront, local shops and a choice of well-regarded schools including Llwynderw, Grange and St David's Primary Schools all within easy reach. The vibrant village of Mumbles is also just moments away, with its newly refurbished seafront promenade, independent shops, restaurants, cafes and bars. A superb family home combining space, flexibility, sea views and an outstanding coastal location - an opportunity not to be missed. Call to arrange your viewing today.

Hallway
14'0" x 7'4" (4.28 x 2.25)

Living Room
18'9" x 11'1" (5.74 x 3.40)

Family/Dining Room
22'2" x 10'10" (6.77 x 3.32)

Kitchen Diner
18'9" x 12'5" (5.72 x 3.81)

Utility Room
20'9" x 5'10" (6.35 x 1.80)

Bathroom One
7'4" x 5'6" (2.24 x 1.68)

Landing
12'6" x 9'3" (3.82 x 2.82)

Bedroom One
19'9" x 15'9" widest (6.04 x 4.82 widest)

Bedroom Two
15'10" x 11'5" (4.84 x 3.49)

Bathroom Three
6'5" x 5'4" (1.96 x 1.65)

Bedroom Three
18'10" x 11'2" (5.75 x 3.41)

Bedroom Four
13'9" x 10'10" (4.20 x 3.31)

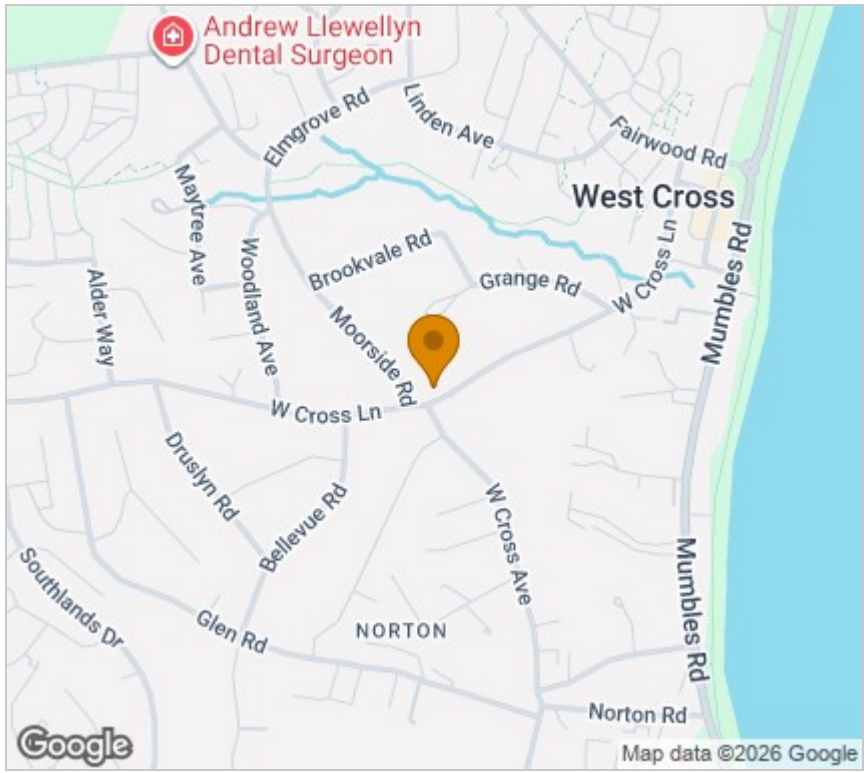
Bedroom Five
8'5" x 8'2" (2.57 x 2.51)

Bathroom Two
7'8" x 5'10" (2.34 x 1.80)

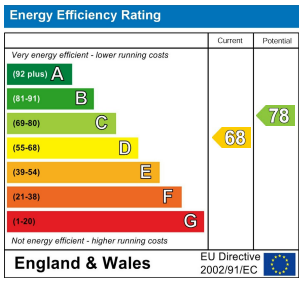
External Features & Location

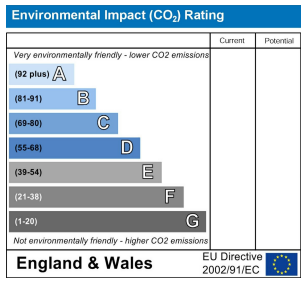
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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