



Bethany Lane West Cross Swansea SA3 5UB
£550,000 Freehold

pa black



Bethany Lane

West Cross Swansea West Glamorgan SA3 5UB

*** PART EXCHANGE AVAILABLE (subject to T&C's) - Last plot remaining***

Final opportunity to purchase in this exclusive development with the beachfront on your doorstep.

Bethany Lane is located in West Cross, just a stones throw from the picturesque village of Mumbles, the gateway to the Gower peninsula, the UK's first designated area of natural outstanding beauty. Set in a tranquil environment with the beach right on your doorstep. Mumbles offers a fantastic selection of unique, independent boutiques, traditional pubs and restaurants, and is just a short stroll along the promenade which encompasses Swansea Bay. Offering everything you need for comfortable living, Bethany Lane is the key to your perfect family home. This is the only home available for sale on this Hale Homes development. This four bedroom property is set over two floors with an integral garage that has internal access to the house. The ground floor has a large family room/kitchen/diner as well as a separate lounge and WC. Upstairs there are four double bedrooms leading off from the landing as well as a family bathroom. The master bedroom and bedroom two have an en-suite bathroom. This lovely home also benefits from a driveway, garage and enclosed rear garden. Award winning development with LABC. ER = B

Hall

Entrance door to front, door to garage, door to:

Wc

Two piece suite comprising, wash hand basin and close coupled WC, radiator.

Lounge

23' 11" x 9' 6" (7.29m x 2.90m)

Double glazed bay window to front overlooking the front garden and cul-de-sac, radiator.

Kitchen/diner

27' 10" max x 19' 4" max (8.48m max x 5.89m max)

Fitted with a matching range of base and eye level units with granite worktop space over, matching island unit with drawers under, 1+1/2 bowl stainless steel sink unit with integral draining board, built-in fridge/freezer, dishwasher and washing machine, built-in oven, built-in five ring electric hob, built-in microwave, double glazed window to rear and ceiling spotlights throughout. There are double glazed windows to the rear with double doors opening to the garden.

Landing

Loft ladder to attic which has trusses designed for potential future loft conversion.

Master Bedroom

17' 4" x 16' 11" (5.28m x 5.16m)

Double glazed window to rear overlooking the garden, built in wardrobe with mirrored doors, door to:

En-Suite

Four piece suite comprising panelled bath, wash hand basin, shower cubicle and close coupled WC, tiled



splashbacks, heated towel rail, tiled flooring.

Bedroom 2

16' 11" max x 13' 8" max (5.16m max x 4.17m max)
Double glazed window to front, radiator, door to:

En-Suite

Three piece suite comprising wash hand basin, shower cubicle and close coupled WC, tiled splashbacks, heated towel rail, tiled flooring.

Bedroom 3

15' 5" x 10' (4.70m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 4

15' 8" x 10' (4.78m x 3.05m)
Double glazed window to rear, radiator.

Bathroom

Four piece suite comprising panelled bath, wash hand basin, double shower enclosure with glass screen and close coupled WC, full height tiling to all walls, heated towel rail, tiled flooring.

Exterior

Lawned garden to front with path leading to the entrance door. This lovely home also benefits from a driveway leading to a spacious garage. A path gives access to an enclosed rear garden which is mainly laid to lawn with a patio seating area.

Important Information

The flooring is remaining along with the electrical goods. Colonia flooring to ground floor except front room with carpets to the rest.







49, Mansel Street, SWANSEA, West Glamorgan, SA1 5SW

EPC Rating: B

Property Ref:SWN301594 - 0009



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

