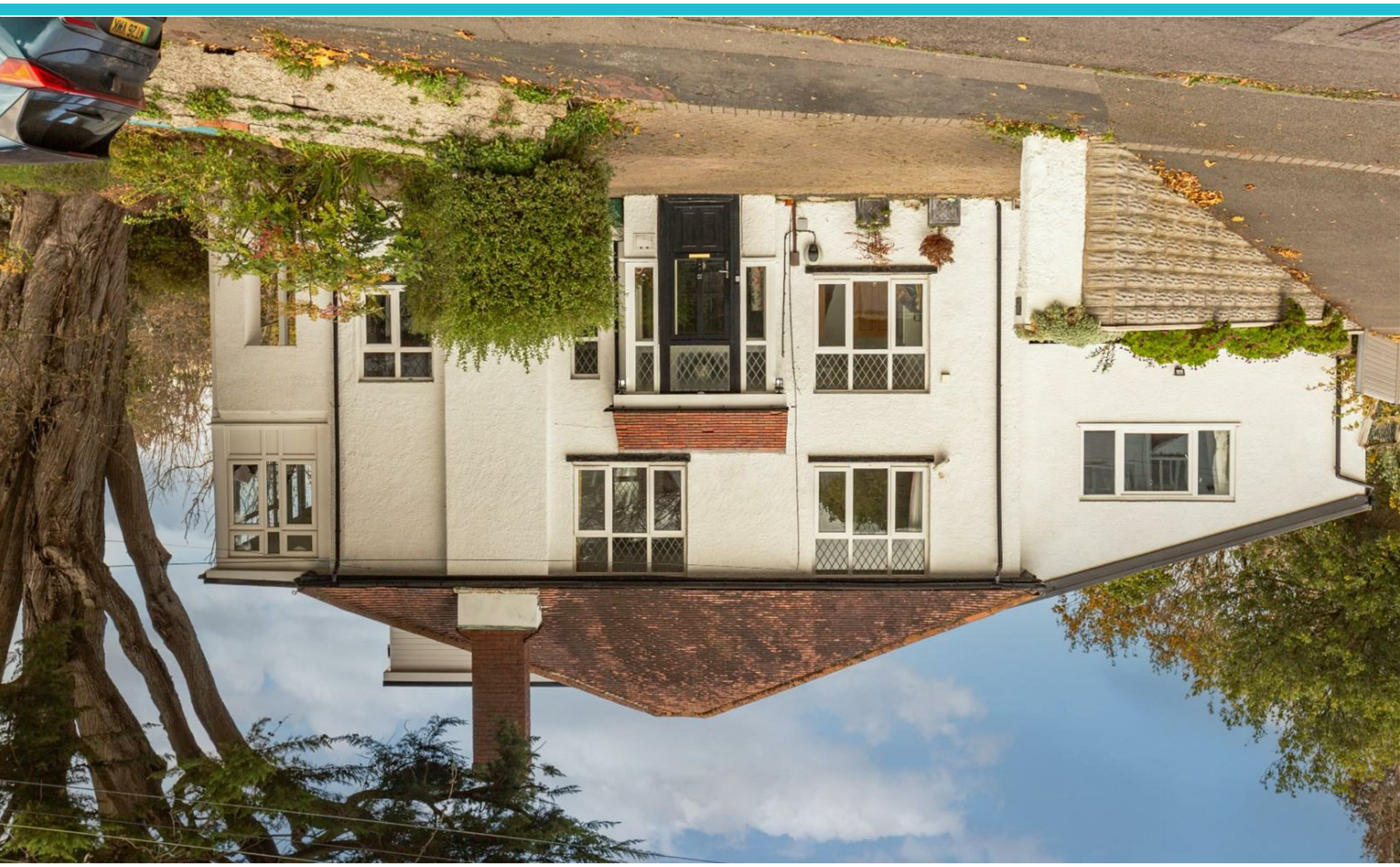
# 10 Grange Road

West Cross, Swansea, SA3 5ES

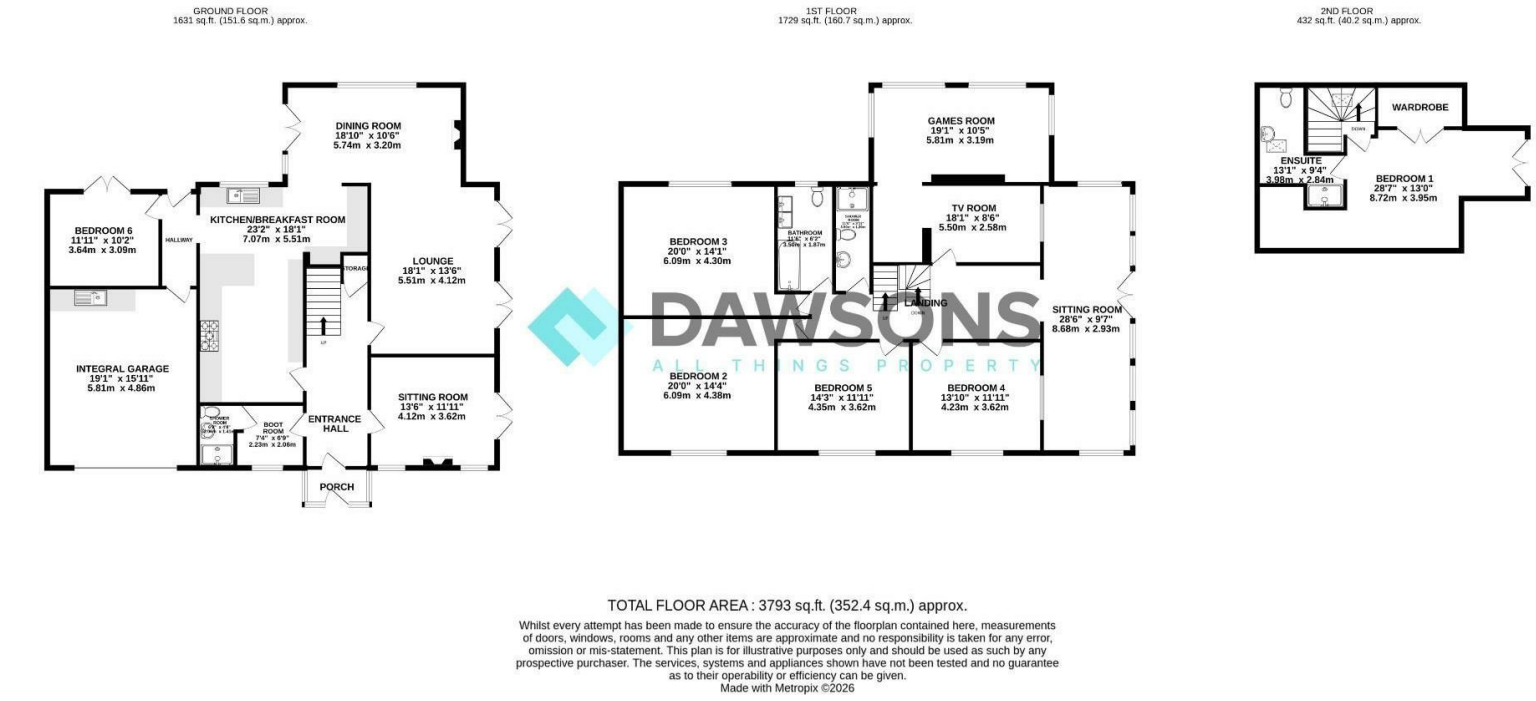
**Offers Over £900,000**

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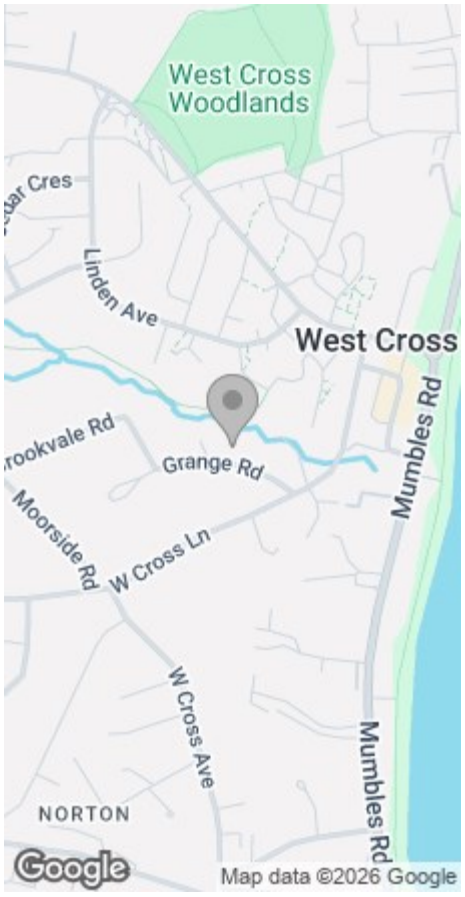
## FLOOR PLAN



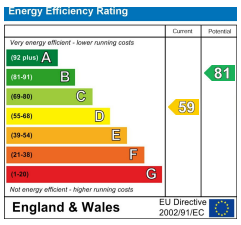

TOTAL FLOOR AREA : 3793 sq.ft. (352.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## AREA MAP




## EPC




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise 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.


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## GENERAL INFORMATION

Located on Grange Road in the charming area of West Cross, Swansea, this exquisite detached house offers an exceptional living experience. With six spacious reception rooms, this extensive and versatile property is perfect for both entertaining and family life. The six well-appointed bedrooms provide ample space for relaxation, while the four modern bath/shower rooms ensure convenience for all residents.

One of the standout features of this home is the breathtaking sea views that stretch across Swansea Bay, creating a picturesque backdrop that can be enjoyed from various vantage points within the property. The interior is beautifully presented throughout, showcasing a blend of contemporary design and classic elegance, making it a delightful space to call home.

The wraparound garden is a true oasis, offering plenty of outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property boasts a driveway and a garage, complete with an electric vehicle charging point, catering to the needs of modern living.

This remarkable home is not just a property; it is a lifestyle choice, combining comfort, style, and stunning natural beauty in one of Swansea's most desirable locations. Whether you are looking for a family home or a place to entertain guests, this property is sure to impress.







## FULL DESCRIPTION

**Entrance Porch**

**Hallway**

**Boot Room**
7'4 x 6'9 (2.24m x 2.06m)

**Shower Room**

**Sitting Room**
13'6 x 11'11 (4.11m x 3.63m)

**Kitchen/Breakfast Room**
23'2 x 18'1 (7.06m x 5.51m)

**Inner Hallway**

**Bedroom Six**
11'11 x 10'2 (3.63m x 3.10m)

**Dining Room**
18'10 x 10'6 (5.74m x 3.20m)

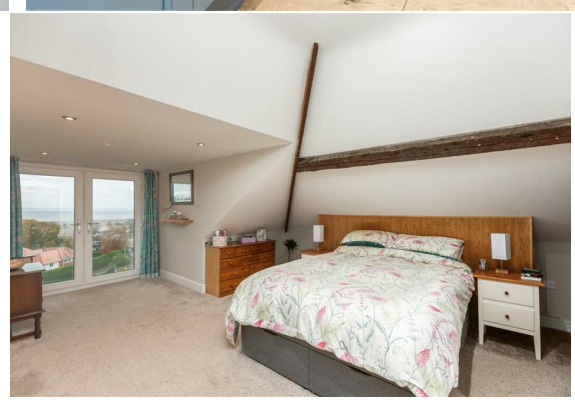
**Lounge**
18'1 x 13'6 (5.51m x 4.11m)



















**First Floor**

**Landing**

**Games Room**
19'1 x 10'5 (5.82m x 3.18m)

**TV Room**
18'1 x 8'6 (5.51m x 2.59m)

**Sitting Room**
28'6 x 9'7 (8.69m x 2.92m)

**Bedroom Four**
13'10 x 11'11 (4.22m x 3.63m)

**Bedroom Five**
14'3 x 11'11 (4.34m x 3.63m)

**Bedroom Two**
20'0 x 14'4 (6.10m x 4.37m)

**Bedroom Three**
20'0 x 14'1 (6.10m x 4.29m)

**Bathroom**
11'6 x 6'2 (3.51m x 1.88m)

**Shower Room**

**Second Floor**

**Bedroom One**
28'7 x 13'0 (8.71m x 3.96m)

**Ensuite**
13'1 x 9'4 (3.99m x 2.84m)

**External**

**Parking**
Driveway and integral garage (19'1 x 15'11), EV charging point.

**Council Tax Band**
H

**EPC**
D

**Tenure**
Freehold

**Services**
TBC