Greenbanks, 69 Tirmynydd Road

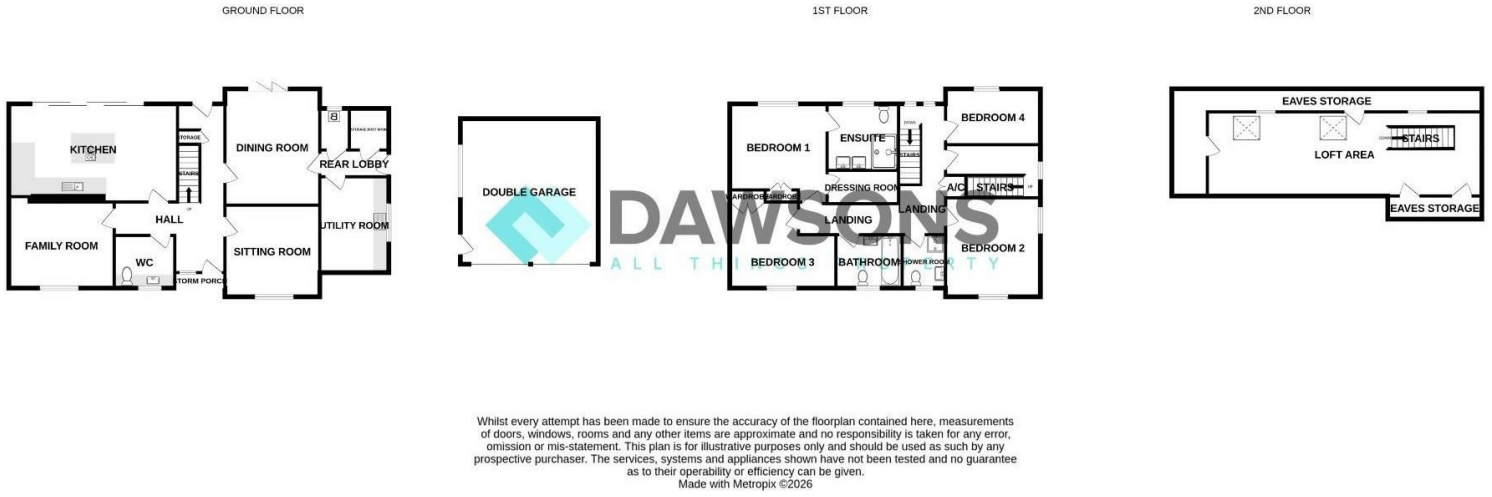
Three Crosses, Swansea, SA4 3PB

Offers Over £650,000

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FLOOR PLAN

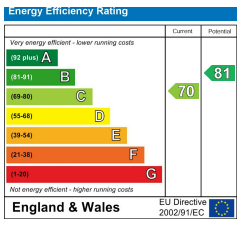


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

77 Newton Road, Swansea, SA3 4BN
T **01792 367301** E **mu@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Located in the village of Three Crosses, on the edge of the beautiful Gower Peninsula, this exceptional detached family home has been extensively renovated over the past two and a half years, offering high-end finishes alongside spacious and versatile accommodation arranged over three floors. The property also benefits from a driveway leading to the detached double garage, providing ample parking.

The ground floor comprises a welcoming entrance hall leading to two generous reception rooms, including a family room and separate sitting room. To the rear, a stylish kitchen creates an ideal space for modern living and entertaining with bi-fold doors to the garden patio. A separate dining room offers access through to the utility room, cloakroom/WC via the rear lobby. Premium Quickstep LVT flooring runs throughout the ground floor, complemented by designer radiators and luxury blonde oak internal doors.

To the first floor are four bedrooms, including a spacious principal suite with en-suite and dressing room. The remaining bedrooms are served by a contemporary family bathroom and additional shower room.

The second floor offers a large loft area with eaves storage & sweeping views, providing excellent potential for further accommodation (subject to consent).

Further improvements include a new roof, new plumbing system and partial rewire, ensuring peace of mind.

Externally, the property benefits from a detached double garage and surrounding space.

Three Crosses offers a strong community feel, local amenities and a well-regarded primary school, with more comprehensive facilities in nearby Swansea. The stunning coastline is within easy reach, including Rhossili Bay and Three Cliffs Bay.

A beautifully renovated, high-specification home in a desirable semi-rural location.



FULL DESCRIPTION

Entrance Hall

Kitchen
21' x 12'3 (6.40m x 3.73m)

Family Room
13'1 x 11'5 (3.99m x 3.48m)

WC

Sitting Room
11'10 x 11'5 (3.61m x 3.48m)

Dining Room
14'6 x 11'10 (4.42m x 3.61m)

Rear Lobby

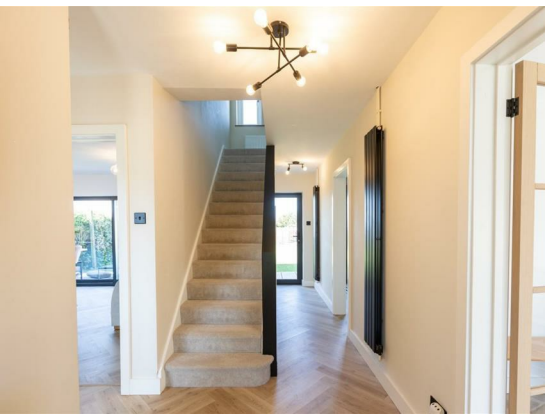
Utility Room
11'11 x 8'7 (3.63m x 2.62m)

Storage Room













Stairs To First Floor

Landing

Bedroom 1
12'5 x 12'2 (3.78m x 3.71m)

Ensuite

Dressing Room
8'11 x 4'2 (2.72m x 1.27m)

Bedroom 2
12'4 x 11'10 (3.76m x 3.61m)







Bedroom 3
13'3 x 10'9 (4.04m x 3.28m)

Bedroom 4
11'10 x 6'11 (3.61m x 2.11m)

Bathroom

Shower Room

Stairs To Second Floor

Loft Area
34'2 x 10'6 (10.41m x 3.20m)







Parking
Off road parking is available via the driveway and double garage.

Double Garage
18'2 x 17'2 (5.54m x 5.23m)

Tenure
Freehold

Council Tax Band
G

EPC - C

Services
Mains gas, electric, water & drainage.
The current sellers broadband is currently with BT. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.