



Lon Masarn, Sketty

Swansea, SA2 9EL

Offers over £380,000



Detached family home in a popular residential area within easy access to popular Schools. Four bedrooms, bathroom and shower room to the first floor with lounge, further living space, open plan kitchen to dining room and utility to the ground floor. Pleasant gardens with views towards Swansea Bay. Viewing highly recommended to appreciate size.



Ground floor

Entrance Hallway

uPVC double glazed door and window to front, Radiator. Stairs to first floor. Tiled floor.

Lounge 18'3 x 10'0

uPVC double glazed bay window to front and window to side. Radiator.

Living room 14'6 x 10'4

uPVC double glazed window to rear. Under stairs storage cupboard. Radiator. Laminate flooring.

Dining Room 17'8 x 10'0

uPVC double glazed patio doors to rear. Radiator. Laminate flooring. Open plan to;

Kitchen 17'1 x 8'11

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with splash back tiling over surfaces. Built-in stainless steel eye level electric double oven. Ceramic hob with stainless steel extractor chimney over. Integrated dish washer. Central island. Laminate flooring. Spot lighting. uPVC double glazed windows to side and rear.

Utility Room 7'1 x 5'4

Plumbed for washing machine. Wall mounted gas combination boiler. uPVC double glazed window to side.

First floor

Landing

uPVC double glazed window to rear. Loft access. Radiator.

Bedroom One 19'4 x 8'9

uPVC double glazed windows to front and side with views across to Swansea Bay. Built-in wardrobe. Radiator.

Bedroom Two 17'8 x 9'9

uPVC double glazed window to front with views across to Swansea Bay. Radiator.

Bedroom Three 11'5 x 7'0

uPVC double glazed window to side. Radiator.

Bedroom Four 16'6 x 10'0

uPVC double glazed window to side and rear. Radiator.

Bathroom 9'1 x 5'5

Three piece suite comprising bath with shower attachment, low level w/c and wall mounted wash hand basin over vanity unit. Tiled walls. Radiator, uPVC double glazed window to front.

Shower Room 9'1 x 5'4

Three piece suite comprising shower, vanity unit wash hand basin, low level w/c and splash back tiling to walls. Chrome towel rail. Airing cupboard. uPVC double glazed window to front.

External

The side garden has a lawn with patio seating area and garden shed.

Decked seating area with view over Swansea bay. Steps providing side pedestrian access to a ground level decked area and further lawned garden.

General

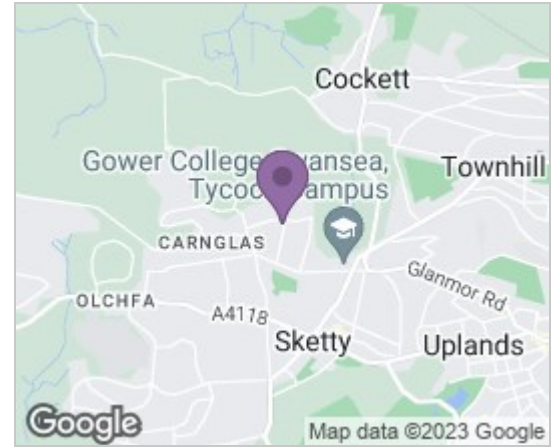
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Tenure - Freehold

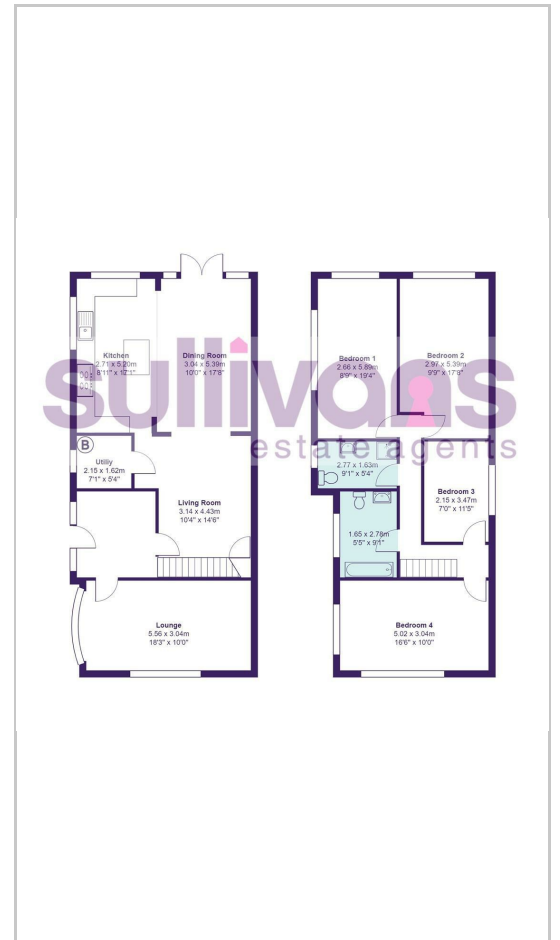
Council Tax Banding - F

Viewings by appointment via Sullivans Estate Agents

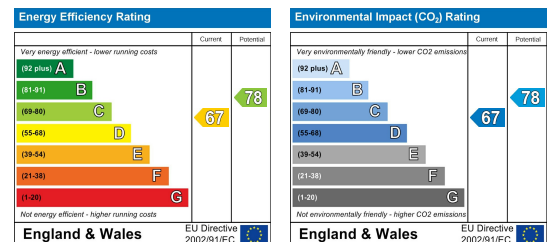
Area Map



Floor Plans



Energy Efficiency Graph



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sullivans
estate agents

t: 01792732734 e: sales@ssea.co.uk www.ssea.co.uk

38 Smiths Road, Birchgrove, Swansea SA7 9DY