

NEW PRICE



1 Lon Cedwyn, Sketty SA2 0TH

Offers in the region of £365,000

Immaculately Presented Detached Property
Fabulous Views Over The Bay & Mumbles Head
Garage Plus Ample Off Road Parking
No Onward Chain
EER: E51

AO/RO/59464/061118

DESCRIPTION

A beautifully presented detached property set in a generous sized plot with fabulous views of Swansea Bay and Mumbles Head.

The property is located in a prime position in this much sought after residential area of Sketty, offering easy access to all the local amenities Sketty has to offer, the local colleges, Singleton Hospital and Swansea University with it's new bay campus. The Gower with it's many beaches and coastal walks is only a short drive away.

The property offers immaculate and versatile accommodation which is both light and bright. Arranged over two floors the property benefits from a spacious L shaped lounge/ dining room which leads onto the sun room, a garage, ample off road parking and a beautiful garden with patio seating area and lawn.

In our opinion this delightful property would make a lovely family home, and viewing is essential to fully appreciate all it has to offer. There is no onward chain. EER E51.

INNER PORCH

Enter via double glazed patio entrance door with 2 windows to front, tiled flooring, door to;

HALLWAY

Spacious hallway with wood flooring and modern wooden staircase leading to first floor.

KITCHEN

16'2 x 8'9 (4.93m x 2.67m)
The kitchen is fitted with a good range of wall and base units with co-ordinating work surfaces. There is an integrated four ring hob and eye level electric double

oven. Plumbing for washing machine and dishwasher. Tiled splash backs, ceiling spot lights and double glazed windows, external door to rear.

LOUNGE/DINING ROOM

23'8 max x 21'1 max (7.21m max x 6.43m max)
A lovely spacious L-shaped room with two double glazed windows to the side and french doors leading to the sun room. There is a fireplace with marble surround and gas fire.

SUN ROOM

12'6 x 8'5 (3.81m x 2.57m)
Double glazed windows to both front and side with views over Swansea Bay and Mumbles Head. Double glazed patio doors to side.

BATHROOM

7'9 x 6'3 (2.36m x 1.91m)
The bathroom is fitted with a modern three piece suite in white comprising bath, wash hand basin set in a vanity unit and w.c. Chrome wall mounted towel rail and double glazed window to rear.

BEDROOM ONE

14'5 x 9'7 (4.39m x 2.92m)
Double glazed window to front, fitted wardrobes.

BEDROOM THREE

11'6 x 9'5 (3.51m x 2.87m)
Double glazed window to rear, fitted wardrobes.

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO

20'55 x 10' (7.49m x 3.05m)
Double glazed window to front with views, storage cupboard. Door to;

EN-SUITE SHOWER ROOM

9'8 x 4'8 (2.95m x 1.42m)
Walk in shower cubicle, wash hand basin and w.c. Double glazed Velux window.

EXTERNALLY

The property is set in a large plot with an impressive garden to both the front and side of the property. There is a patio seating area, a lawn and an abundance of mature shrubs, trees and perennials. There are fabulous views over Swansea Bay and Mumbles Head. There is a garage with up and over door, power and light and off road parking for a number of vehicles.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisSket or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

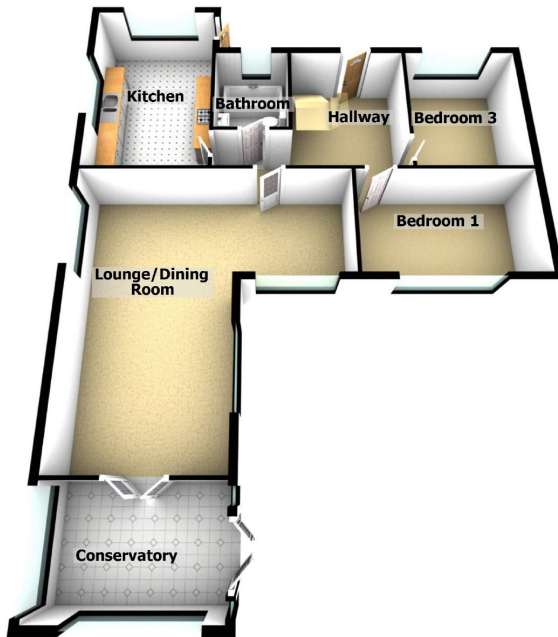
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

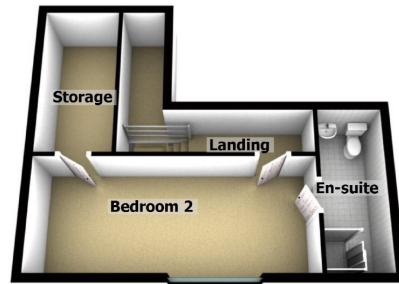
DIRECTIONS

From our office, turn right at the traffic lights onto Vivian Road. At the next mini-roundabout, turn right onto Glanmor Road and take the first left into Lon Cedwyn where the property can be found on the left-hand side identified by our for sale board.

Ground Floor



First Floor



1 Lon Cedwyn, Sketty SA2 0TH



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (82-100) A | | |
| (81-91) B | | | (67-81) B | | |
| (69-80) C | | | (55-66) C | | |
| (55-68) D | | | (39-54) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (1-20) F | | |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions | | |
| Not energy efficient - higher running costs | | | | | |
| England & Wales | EU Directive 2002/91/EC | 74 | England & Wales | EU Directive 2002/91/EC | 67 |

John.
Francis