



10 Lon Bedwen, Sketty SA2 9ES

Offers in the region of £325,000

Five Bedroom Detached Property Offering Spacious & Flexible
Accommodation

Desirable & Sought After Location

Sea Views

EER TBA

LD/RO/69469/120619

DESCRIPTION

A five bedroom detached property conveniently situated in this ever popular location, within walking distance of Tycoch square and close to all the amenities Sketty has to offer.

The property is in a good catchment area for both primary and secondary schools. The local college, Swansea University with it's new bay campus and Singleton Hospital are all easily accessible as is the seafront and the local beaches and coastal walks of South Gower.

This property would make an ideal family home and offers spacious accommodation arranged over two floors which is both flexible and versatile. It boasts panoramic sea views from the first floor, has beautifully maintained front and rear gardens, a detached garage and driveway parking. Viewing is highly recommended to fully appreciate the overall size and layout of this lovely property. EER TBA.

HALLWAY

Enter via double glazed front door positioned to the side of the property, a spacious hallway with wood effect laminate flooring and ceiling coving, doors to:

KITCHEN

15'9 x 8' (4.80m x 2.44m)
Fitted with a range of modern wall and base units with work surfaces over, integrated 4 ring gas hob with eye level electric oven and integrated microwave, built under fridge, plumbing for washing machine and dishwasher, ceiling coving, spotlights, double glazed window to side, external door leading to the rear garden with small adjacent window.

LOUNGE

18'5 x 12'1 (5.61m x 3.68m)
A spacious lounge with marble effect feature fireplace housing

remote control gas fire, ceiling coving, double glazed patio doors extend across the whole of the rear wall leading onto the rear garden.

DINING ROOM

13' into bay x 11'6 (3.96m into bay x 3.51m)

A bright room with wood effect laminate flooring, double glazed bay window to front, ceiling coving, built-in cupboard housing gas and electricity meters.

BEDROOM 4

13'8 x 12'7 (4.17m x 3.84m)
Picture rail, double glazed window overlooking the rear garden.

BEDROOM 5

13' into bay x 11' (3.96m into bay x 3.35m)

Another bright and sunny room with wood effect laminate flooring, picture rail, double glazed bay window to front.

SHOWER ROOM

White 3 piece suite comprising corner shower unit, wash hand basin, low level WC, tiled walls, ceramic tiled floor, double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to front.

BEDROOM 1

15'4 x 10'2 (4.67m x 3.10m)

A spacious bedroom with double glazed window overlooking the rear garden, ceiling coving.

BEDROOM 2

10'5 x 5'6 (3.18m x 1.68m)

Double glazed window to front with beautiful panoramic views over Swansea Bay and Mumbles Head.

BEDROOM 3

7'9 x 7'3 (2.36m x 2.21m)

Double glazed window to side, eaves storage.

BATHROOM

12' x 4'3 (3.66m x 1.30m)

Three piece suite comprising panel bath, wash hand basin, low level WC, part tiled walls, access to eaves storage.

EXTERNALLY

To the front of the property is a neat front lawn with flower borders. There is driveway parking leading to the **DETACHED GARAGE**. The rear garden is a very good size with a large level lawn, decked seating area and block paving providing a further seating area. There are also mature shrubs and plants.

SERVICES

We are advised that all 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

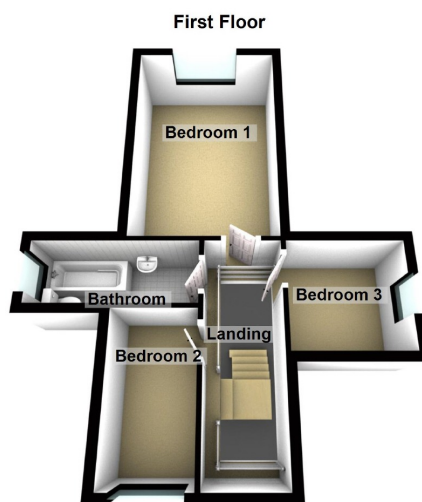
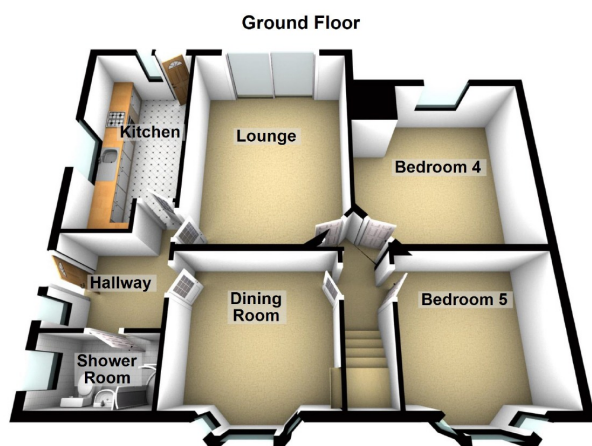
We are advised that the property is Freehold

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 in Sketty proceed to the traffic lights and turn right onto Vivian Road. Proceed up the hill and at the mini roundabout turn left onto Tycoch Road, take the second right onto Lon Mafon and continue towards the end of the road. Turn left onto Lon Bedwen where the property is located on the right hand side identified by our for sale board.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A	Current	Potential	A	Current	Potential
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

John.
Francis