



61 Long Acre, Murton, Swansea, SA3 3AX
Offers Over £319,950

Opportunity to purchase a delightful four bedroom detached dormer bungalow which was fully renovated 6 years ago and is finished to a high standard. Set in the popular location of Murton. Situated on a quiet road and within a moments walk from the beaches of Caswell & Pwll-Ddu, also lying within the Bishopston school catchment areas. The accommodation briefly comprises, entrance hallway, lounge open plan into dining room, kitchen, utility area, bathroom and two bedrooms. To the first floor are two bedrooms. Externally to the front, level and private laid to lawn gardens. To the rear further level laid to lawn gardens and patio seating area's connect to the living space effortlessly. There is a certificate of lawful development -planning application 2018/1917/PLD for a rear two storey extension for an additional bedroom, bathroom, kitchen/family room and utility room. Viewing highly recommended to appreciate the space, setting and charm this home offers and convenient village location. EPC-F

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ENTRANCE

Enter via front door into:

PORCH

Tiled flooring. Door into:

HALLWAY

Solid oak wood flooring. Built in under stairs storage cupboard. Radiator. Stairs to first floor. Rooms off to:

LOUNGE/DINING ROOM 24'3 x 10'11 narrowing to 7'11 (7.39m x 3.33m narrowing to 2.41m)

Double glazed window to front. Radiator. Solid pine wood flooring. Open Plan into dining area. Archway into kitchen. Double glazed double doors into garden. Further double glazed window to side. Radiator.

KITCHEN 11'0 x 8'11 (3.35m x 2.72m)

Fitted with a range of wall and base units with solid oak work surfaces over. Inset Belfast sink with drainer unit. Integrated dishwasher. Space for fridge. Space and electric point for oven and hob. Radiator. Double glazed window to rear. Door into:

UTILITY AREA 10'3 x 4'9 (3.12m x 1.45m)

Solid oak work surface with space for fridge, freezer, washing machine and tumble dryer under. Double glazed windows to rear and side. Double glazed door leading to rear garden.

BEDROOM 1 9'11 x 9'11 (3.02m x 3.02m)

Double glazed window to rear. Radiator.

BEDROOM 2 11'4 x 10'11 (3.45m x 3.33m)

Double glazed window to front. Radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin set into sold oak vanity unit and bath with mains shower over. Splash back tiles. Wall mounted chrome towel heater. Frosted glass double glazed window to side.

FIRST FLOOR

LANDING

Skylight. Spotlights to ceiling. Rooms off to:

BEDROOM 3 13'4 x 9'9 (4.06m x 2.97m)

Double glazed windows to side and rear. Radiator. Spotlights to ceiling Storage into eaves.

BEDROOM 4 13'5 x 11'0 (4.09m x 3.35m)

Double glazed window to rear. Radiator. Spotlights to ceiling. Eaves storage.

EXTERNAL

FRONT

Level garden laid to lawn with pathway leading to front door. Side pedestrian access to rear.

REAR

Private level enclosed laid to lawn garden with patio seating area's enclosed with various flowers and shrubs with countryside views.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

