



## 7 Lon Mafon, Sketty, Swansea, SA2 9EP

Rare opportunity to acquire this very attractive and delightful two bedroom detached bungalow situated within a sizeable corner plot in the heart of Tycoch. This lovely home has been modernised throughout and boasts superb far reaching sea views across Mumbles Bay. The property briefly comprises of welcoming hallway, L-shape lounge/diner with fantastic sunny sea view outlook, kitchen/breakfast room, two bedrooms, generous bathroom and utility area. The many benefits include Upvc double glazing, gas central heating, immaculate and well decorated appearance, solid oak doors and flooring throughout, sizeable low maintenance and private lawn effect seating area to rear wrapping around to a generous laid to lawn front garden with gated driveway access and storage shed. It offers easy access to local amenities, Tycoch Square, Sketty Cross, Singleton Hospital & Park, Swansea Uni and the sea front. Viewing advised to admire what this property has to offer.

**Best Offers Over £235,000**

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### Entrance

Enter via UPVC double glazed door into

### Hallway

Loft hatch, storage facility, radiator, solid wood flooring, solid oak doors off to

### L-Shape Lounge/Diner

#### Lounge 4.11m x 3.18m (13'6" x 10'5")

Two UPVC double glazed windows to front and side boasting far-reaching sea views, built in storage unit, radiator, archway opening into

#### Dining Room 3.25m x 2.51m (10'8" x 8'3")

UPVC double glazed window to side boasting further fantastic far reaching sea views across to mumbles head, radiator

#### Bedroom One 4.09m x 3.89m (13'5" x 12'9")

Upvc double glazed bay window to front with lovely stretching sea views, radiator

### Kitchen/Breakfast Room

#### Kitchen 3.96m x 2.44m (13'0" x 8'0")

Fitted with a range of modern cream wall and base units with sea breeze blue granite work surface over, set in sink with drainer incorporated into work surface, integrated 'Hotpoint' eyelevel electric double fan oven, integrated four ring induction hob with extractor hood over, integrated dishwasher and fridge, wine rack, free standing island with hidden plug port, UPVC double glazed window to side, decorative splash back wall tiles, radiator, solid wood flooring, door way leading to inner hallway, arch way opening into

#### Breakfast Room 2.69m x 2.29m (8'10" x 7'6")

UPVC double glazed french doors opening out onto sizeable low maintenance lawn effect area, built in storage unit, solid wooden flooring, radiator

### Inner Hallway

UPVC double glazed door to side, radiator, solid wooden flooring, solid oak doors off to

#### Bedroom Two 3.96m x 2.44m (13'0" x 8'0")

UPVC double glazed window to side with partial sea views, built in wardrobes, radiator

#### Bathroom 2.77m x 2.77m (9'1" x 9'1")

Fitted with a white modern four piece suite comprising low-level WC, wash hand basin with sizeable vanity unit, panelled bath, shower cubicle with overhead electric shower, UPVC double glazed obscure glass window to side, splash back wall tiles, radiator, vinyl flooring

#### Utility Room 1.60m x 1.17m (5'3" x 3'10")

UPVC double glazed window to rear, plumbed for washing machine, space for tumble dryer with external vent, and power points for freezer, tiled flooring

### External

#### Front

Gated access leading to fully enclosed sizeable corner plot offering driveway parking with gated access, laid to lawn, steps leading around to rear with fantastic far reaching sea views across to Mumbles Bay.

#### Rear

Spacious and private low maintenance lawn effect area boasting fabulous sea views.

#### N.B.

Flat roof over bathroom is fibreglass

Loft is fully boarded and insulated

Blinds will be left

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:** F

**VIEWING:** STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 299655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.