

## 3 Llanfair Gardens, Mumbles, Swansea, City & County Of Swansea, SA3 5TR

**Asking Price £545,000**

A superb opportunity to purchase this extended three bedroom detached family home with with an attached one bedroom annex (which can be accessed either from within the property or via a separate entrance) and integral double garage in the highly sought after location of Llanfair Gardens, Norton.

Offering huge potential to the buyer the internal accommodation totals 2346 Sqft and briefly comprises; hallway, living room, study, an open plan living/kitchen/dining room, utility area, w/c and integral garage to the ground floor. To the first floor you have three bedrooms, bathroom & shower room. The annex comprises; Entrance porch, landing, bedroom, bathroom and lounge/kitchen. Externally to the front you have driveway parking for several vehicles leading to the integral garage. Entrance door to annex. Entrance door to main house. To the rear you have a low maintenance garden bordered by wall and fencing. Steps leading up to a further raised graveled garden.

### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

### Hallway

With stairs to first floor. Door to lounge. Door to kitchen/breakfast room. Door to under stairs storage. Radiator.

### Lounge 25'4" x 11'10" (7.71 x 3.61)



With a double glazed bay window to the front offering partial sea views. Two radiators. Wall mounted electric fire. Door to study.

### Study 10'10" x 9'0" (3.31 x 2.75)

With a radiator.

### Open Plan Kitchen/Living/Dining Room



With three double glazed windows to the rear. Double glazed window to the front. Double glazed window to the side. Frosted double glazed door to the front. Frosted double glazed door to the rear. Door to utility. Four radiators. Kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge/freezer. Breakfast bar. Spotlights.

### Utility Area 9'10" x 9'5" (3.0 x 2.86)

With a door to the w/c. Door to integral garage. Plumbing for washing machine. Wash hand basin.

### WC

Low level w/c.

### Integral Garage 25'7" x 18'4" (7.79 x 5.60)

With a 'up & over' door. Power & light.

### Landing

With a frosted double glazed window to the side. Doors to bedrooms, bathroom & shower room. Loft access.

### Bathroom 8'11" x 8'1" (2.73 x 2.46)



With a frosted double glazed window to the front. Bathroom suite comprising; corner bathtub. Low level w/c. Wash hand basin. Radiator. Bidet. Tiled floor. Tiled walls.

### Bedroom 1 12'7" x 11'11" (3.83 x 3.63)



With a double glazed bay window to the front offering sea views.

**Bedroom 2 12'0" x 12'8" (3.66 x 3.85)**



With a double glazed window to the rear. Door to annex. Radiator.

**Bedroom 3 10'3" x 10'8" (3.13 x 3.26)**



With a double glazed window to the rear. Radiator.

**Shower room 5'1" x 5'1" (1.55 x 1.55)**

With a frosted double glazed window to the side. Shower cubicle. Wash hand basin. Radiator. Low level w/c. Tiled walls.

**Annex Bathroom 10'10" x 4'4" (3.31 x 1.31)**

With two frosted double glazed windows to the rear. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin.

**Annex Bedroom 13'3" x 9'7" (4.05 x 2.92)**



With a double glazed window to the rear. Door to bedroom two (in main house). Radiator.

**Annex Lounge 11'1" x 12'1" (3.39 x 3.68)**



With a double glazed window to the front offering sea views. Radiator. Fireplace. Opening to kitchen.

### Annex Kitchen 9'0" x 10'10" (2.75 x 3.30)



With a double glazed window to the front offering sea views. Kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for gas hob. Space for washing machine. Space for fridge/

### External



To the front you have driveway parking for several vehicles leading to the integral garage. Door to annex. Door to main house. To the rear you have a low maintenance garden bordered by wall and fencing. Steps leading up to a further raised graveled garden

### Views



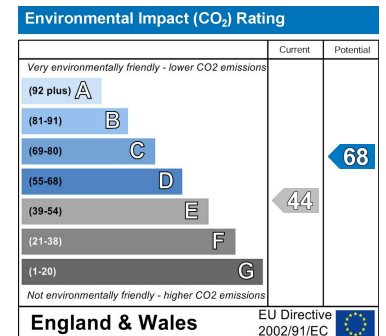
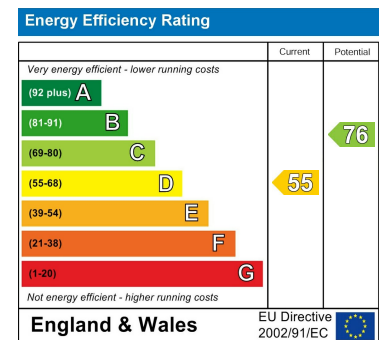
# Floor Plan



# Area Map



# Energy Efficiency Graph



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