



1 Mansel Drive, Murton SA3 3AL

Offers in the region of £425,000

Three Bedroom Detached Bungalow
Semi Rural Location
Converted Attic
Off Road Parking And Garage
EER : E47

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TS/RO/79316/150121

DESCRIPTION

A beautifully presented three bedroom detached bungalow in the sought after village of Murton. The property has been tastefully updated by the current owners, offering light and spacious rooms with a modern feel throughout. A converted attic room provides extra living space, making this a perfect home for family life. Externally, a long driveway and garage to the side provide ample off road parking for a number of vehicles and to the rear there is a large, well maintained garden which overlooks farmland behind, giving the property a very rural feel.

Mansel Drive is a quiet residential lane located in a small village right on the doorstep of the Gower. Nearby beaches and beauty spots are easily accessible, as are the many other amenities that the Gower has to offer and it is only a short drive to Mumbles Village. The property also fall within the catchment area of Bishopston Comprehensive School.

HALLWAY

Enter via double glazed door, double glazed window to rear, stairs to attic room, storage cupboard, coved ceiling, engineered oak flooring, 2 radiators, door to:

LOUNGE

18'3 x 10'6 (5.56m x 3.20m)
Double glazed window to rear, fireplace, coved ceiling, engineered oak flooring, radiator, double glazed double doors to rear.

KITCHEN/DINING ROOM

22'10 x 11'5 (6.96m x 3.48m)

Double glazed windows to sides, range of base units with worktops over, stainless steel sink, integrated oven and hob with extractor fan, tiled splash back, engineered oak flooring, 2 radiators, double glazed door to side, double glazed bi-folding doors to rear opening onto patio, glass panel door to:

UTILITY ROOM

8'5 x 5'1 (2.57m x 1.55m)
Double glazed window to side, wall and base units with worktops over, stainless steel sink, wall mounted boiler, coved ceiling, tiled splash back and flooring, heated towel rail.

BEDROOM ONE

12'1 x 12'1 (3.68m x 3.68m)
Double glazed windows to side and rear, coved ceiling, engineered oak flooring, radiator.

BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)
Double glazed windows to side and rear, coved ceiling, engineered oak flooring, radiator.

BEDROOM THREE

11'10 x 6'7 (3.61m x 2.01m)
Double glazed window to side, coved ceiling, engineered oak flooring, radiator.

BATHROOM

Single glazed window to side, bath, shower, WC, wash hand basin with storage unit under, part tiled walls, tiled flooring, heated towel rail.

ATTIC ROOM

16'8 x 11'2 (5.08m x 3.40m)
Double glazed Velux windows to front and rear, 2 storage cupboards, 2 radiators.

EXTERNALLY

To the front of the property is an enclosed garden with a lawn, mature trees and shrubs and a driveway providing off road parking for a number of vehicles. This leads to the **GARAGE**. To the rear of the property is a large enclosed garden with a lawn, patio area, **GLASS HOUSE** and countryside views.

SERVICES

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

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

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

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 Newton Road office, head through the traffic lights and continue up the hill to the junction. Turn right onto Newton Road which then becomes Murton Lane and continues onto Manselfield Road. Turn right into Reigit Lane and then take the first right onto Mansel Drive where the property will be located on the left hand side.