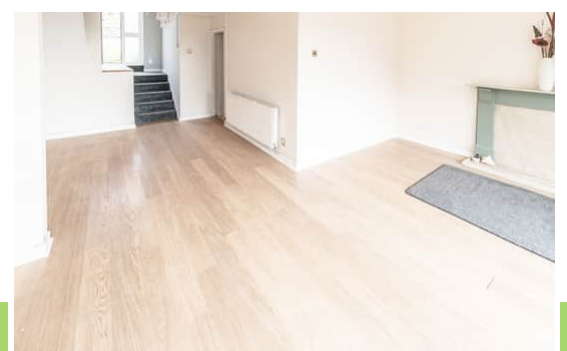




## Lon Masarn, Sketty, Swansea, SA2 9EX

Asking Price: £259,950

- Semi Detached Family Home
- Fantastic Mumbles Head And Sea Views
- No Forward Chain
- Enclosed Rear Garden
- South Facing Rear Garden
- Three Bedrooms
- Popular And Sought After Residential Area
- Single Garage
- Freehold Title



**Entrance**

Entered via double glazed front door with matching glazed side panel, staircase giving access to the first floor and small steps leading to:-

**Lounge/dining Room**

6.789m x 5.502m (22' 3" x 18' 1")

A good size room with light oak effect laminate flooring, fitted wall lights, ornate fire surround, double glazed patio doors with matching glazed side panels opening onto rear garden with fantastic uninterrupted Mumbles Head and sea views and further door to:-

**Kitchen**

2.984m x 2.591m (9' 9" x 8' 6")

A fully fitted kitchen with a range of matching base and wall units in white with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, space for cooker with stainless steel extractor canopy over, inset spot lighting, wall mounted boiler (supplying domestic hot water and gas central heating, plumbing for automatic washing machine, part tiled walls, light oak effect laminate flooring and double glazed window and door to side aspect.

**First Floor Landing**

With attic hatch and doors to:-

**Bedroom One**

3.226m x 2.784m (10' 7" x 9' 2")

With double glazed window to the rear giving fantastic open aspect uninterrupted Mumbles Head and sea views.

**Bedroom Two**

3.561m x 2.629m (11' 8" x 8' 8")

With light oak effect laminate flooring and double glazed window to the rear with superb views over Mumbles Head and Swansea Bay.

**Bedroom Three**

3.302m x 2.749m (10' 10" x 9' 0")

With Light oak effect laminate flooring and double glazed window to front aspect.

**Family Bathroom**

2.271m x 1.985m (7' 5" x 6' 6")

A three piece suite comprising walk in glazed shower cubicle housing housing Triton electric shower, wash hand basin, low level W.C, fully tiled walls and double glazed frosted window to front aspect.

**External**

To the front of the property is driveway parking leading to a single garage with up and over door, small garden laid to lawn. To the rear is a good sized enclosed garden laid to lawn with a selection of mature shrubs and trees with stunning views over Mumbles.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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