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Estate & Letting Agents



16 Lon Masarn, Sketty, Swansea, SA2 9EL

Asking Price: £329,950

- Popular And Sought After Residential Area
- Light And Airy Versatile Accommodation
- Beautifully Presented Throughout
- Driveway Parking With Single Detached Garage
- Ideal Family Home
- Sea Views
- First Floor Bathroom



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Entrance Hallway

Entered via double glazed front door with matching glazed side panel to hallway with patterned ceramic tile flooring, staircase giving access to the first floor, undestairs storage cupboard space, inset spot lighting and doors to:-

Lounge

3.741m x 3.660m (12' 3" x 12' 0")

With light oak tile effect wooden flooring, large double glazed bay window to front aspect and opening to:-

Dining Room

3.421m x 3.656m (11' 3" x 12' 0")

With continued light oak tile effect wooden flooring and double glazed sliding doors opening onto rear garden.

Kitchen

5.002m x 2.605m (16' 5" x 8' 7")

A well appointed and fitted modern kitchen with a selection of matching base and wall units in light grey with stainless steel handles and colour coordinated marble effect roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring ceramic hob and stainless steel and glass extractor canopy over, inset spot lighting, part tile walls, space for fridge freezer, plumbing for automatic washing machine, double glazed windows to side and rear aspect and double glazed door giving access to side and rear.

First Floor Landing

Attic hatch with drop down ladder, stripped pine floor boards, built in cupboard housing boiler (supplying domestic hot water and gas central heating) and doors to:-

Master Bedroom

4.069m x 3.573m (13' 4" x 11' 9")

With stripped pine floor boards, fitted wall lights and large double glazed bay window to the front.

Bedroom Two

3.577m x 3.467m (11' 9" x 11' 4")

With medium oak effect laminate flooring and double glazed window looking out onto rear garden.

Bedroom Three

2.979m x 2.428m (9' 9" x 8' 0")

With medium oak effect laminate flooring and double glazed window looking onto rear garden.

Family Bathroom

2.602m x 1.882m (8' 6" x 6' 2")

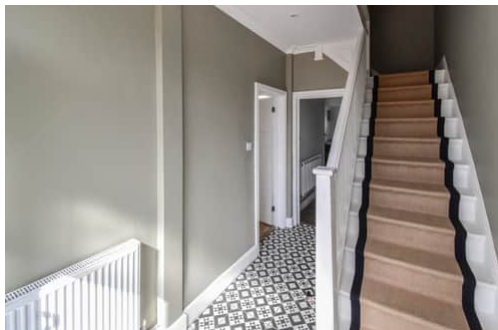
A three piece suite comprising panel bath with chrome mains shower over, vanity wash hand basin with storage cupboard space under, low level W.C., fully tiled walls, ceramic tile flooring, chrome heated towel rail, Velux roof window and small double glazed frosted window to front aspect.

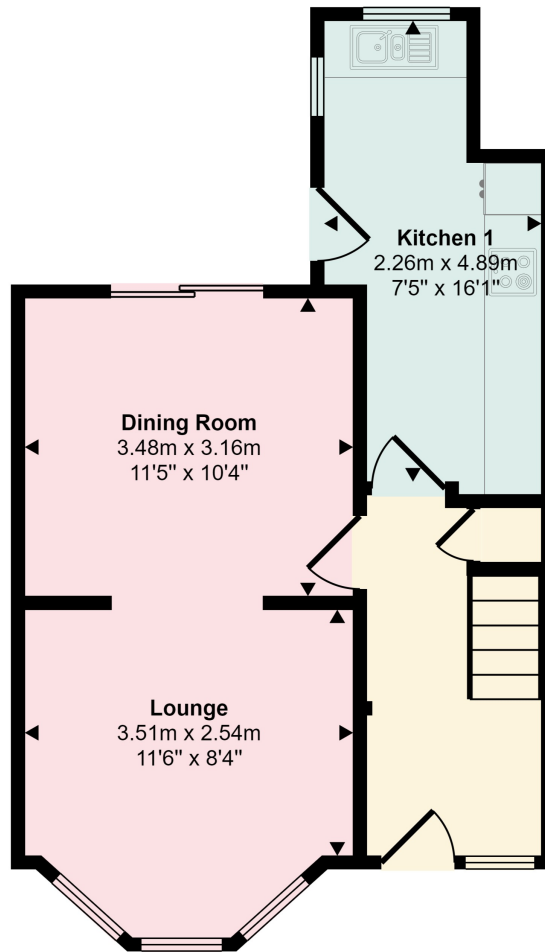
External

To the front of the property is block pavior driveway paving that leads to a single detached garage with power and light. To the rear there is a good size secure and enclosed level garden with feature Indian sandstone patio, garden to lawn with second patio area to the top of the garden with mature hedgegrow and fenced boundaries.

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.



**Ground Floor****Approx 40 sq m / 427 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

