



## 12 Lon Cwmgwyn, Sketty, Swansea, SA2 0TY

Asking Price: £315,000

- A Beautifully Presented Three Bedroom Semi Detached Property
- Three Bedrooms
- Stunning Panoramic Mumbles And Sea Views
- Ideal Family Home Or First Time Purchase
- Popular And Convenient Residential Area
- Within A Good School Catchment Area
- A Must See Property



**Entrance Porch**

Entered via double glazed double doors with matching glazed side panels, ceramic tile flooring and inner double glazed door with decorative glass to:-

**Hallway**

With staircase giving access to the first floor, understairs storage cupboard space and doors to:

**Cloakroom**

A two piece suite comprising low level W.C, wash hand basin and double glazed frosted window to side aspect.

**Kitchen/Breakfast Room**

An extremely well presented and modern fitted kitchen with a wide selection of matching base and wall units in high gloss cream, with colour coordinated granite work surface space and preparation area incorporating inset sink unit with granite drainer and hot and cold mixer taps over, space for Rangemaster cooker with extractor canopy over, integral tumble drier, automatic washing, dish washer, fridge and freezer matching granite sills, ceramic tiled flooring, double glazed window to side aspect and double glazed obscure door giving access to side and rear.

**Lounge/dining Room**

With inset coal effect gas fire within ornate marble fire place with matching hearth, two wall fitted cabinets with stained glass fronts, double glazed bay window to front aspect giving fantastic open aspect Swansea Bay and Mumbles Head views and double glazed window to the rear.

**First Floor Landing**

With double glazed obscure window to the side and doors to:-

**Master Bedroom**

With wall to wall quality fitted wardrobes with matching centre dresser unit and double glazed bay window to the front aspect with stunning sea and Mumbles Head views.

**Bedroom Two**

With wall to wall quality fitted wardrobes and double glazed window over looking the rear garden.

**Bedroom Three**

With double glazed wrap around windows to front and side aspect offering stunning views.

**Family Bathroom**

An extremely well present four piece modern suite comprising panel bath with shower attachment over, walk in glazed shower cubicle housing twin head mains shower, vanity wash hand basin with storage cupboard space under, low level W.C, heated towel rail, attic hatch, airing cupboard space housing Worcester boiler supplying domestic hot water and gas central heating, fully tiled walls and double glazed windows to rear and side aspect.

**External**

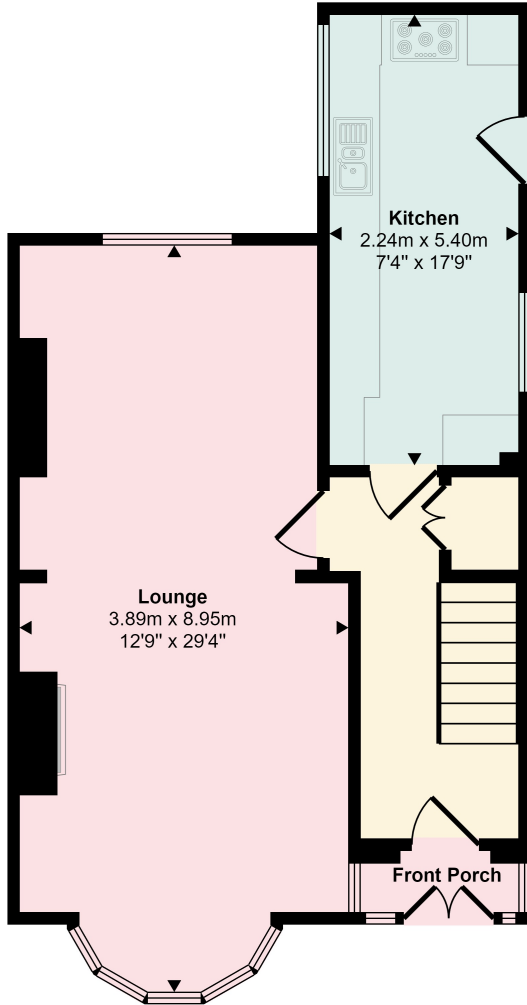
To the front of the property are steps that lead up to paved patio area providing seating area to enjoy the most fantastic views over Swansea Bay and Mumbles Head. Pathway to the side then gives access to a tiered rear garden (3 levels) again providing seating area with fantastic sea views.

**Disclaimer**

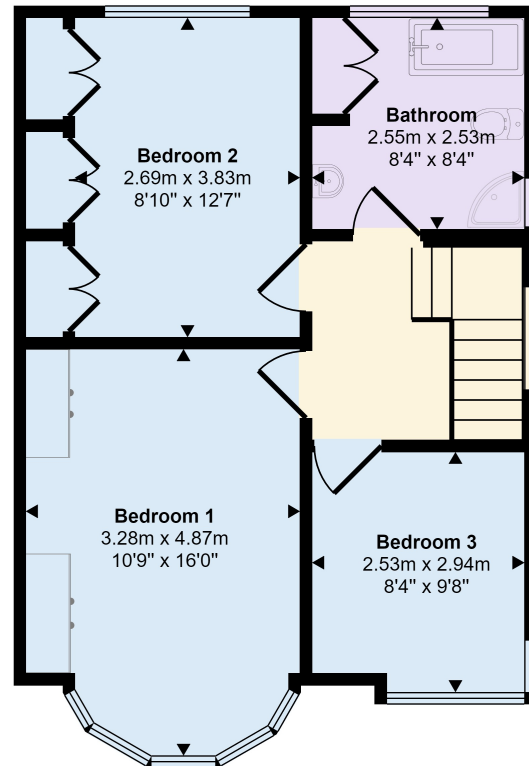
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area  
105 sq m / 1127 sq ft



**Ground Floor**  
Approx 55 sq m / 594 sq ft



**First Floor**  
Approx 49 sq m / 532 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.

