

The Bryn Reigit Lane, Murton, Swansea, SA3 3AN

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Offers Over
£425,000



Welcome to The Bryn. Positioned on a private road in a tranquil rural setting, this family home offers picturesque countryside and sea views that must be seen to be appreciated. Originally constructed in the 1950s, this property has a substantial internal footprint of over 1895 square feet, set on a good-sized plot of just under a fifth of an acre. The property does require modernisation, however, the potential of this home and its location offer an exciting opportunity for buyers to create their dream rural retreat with stunning countryside and sea views.

The property comprises an entrance porch, hallway, lounge, open-plan dining room leading into a family room, and a spacious kitchen/breakfast area, providing ample space for family gatherings and entertaining. Upstairs, there are three bedrooms, a bathroom, and a separate WC.

Externally, the property features driveway parking for several vehicles leading to a garage, along with a storage room and WC for added convenience. The rear of the property boasts a lawned garden with patio seating, perfect for enjoying the scenic surroundings and outdoor living.

Viewing is highly recommended to fully appreciate the potential and idyllic location this property has to offer. EPC Rating: F. Freehold. No onward chain.



Entrance

Via double glazed front door

Porch

Tiled flooring and double glazed windows to both sides. Door to hallway

Hallway

Under stairs storage, radiator, and stairs leading to the first floor. Doors to living room, Dining room and Kitchen.

Lounge

12'2" x 12'8"

Boasts a double glazed bay window to the front, and a feature fireplace with a wood surround and marble effect hearth housing an electric fire.

Lounge

Living/Dining Room

25'4" x 11'6"

Double glazed window to rear. Radiator.

Living/Dining Room

Kitchen

25'0" x 9'10"

Fitted with a range of wall and base units with worksurface over, inset stainless steel sink with drainer unit and mixer tap, inset 4 ring electric hob with electric oven under and extractor fan over, partially tiled walls, integrated fridge and freezer, oil-fired AGA providing central heating and hot water, double glazed windows to the rear and side, coving to the ceiling, and a double glazed door leading to lean to.

Kitchen

Kitchen

Kitchen

Lean To

Access to garage, W.C. and storage. Doors to front and rear.

First Floor

Landing

Features a double glazed window to the side and access to the loft space. Rooms leading off:

Bedroom One

12'1" x 12'7"

Double glazed bay window to front with countryside and sea views. Radiator.

Bedroom One

Bedroom One View



Bedroom Two

13'2" x 12'9"

Double glazed window to rear with countryside views. Radiator.

Bedroom Three

7'11" x 8'1"

double glazed window to the front with countryside views and a radiator.

Bathroom

6'9" x 9'2"

Fitted with a two-piece suite comprising wash hand basin and bath with electric shower over, built-in cupboard housing hot water cylinder, tiled walls, radiator, and a double glazed window to the rear.

W/C

4'11" x 2'10"

Includes a wash hand basin and a double glazed window to the side, with tiled walls.

Gardens**Front**

Gated driveway providing parking to several vehicles leading to garage. Lawned garden area.

Rear Garden

A level garden, laid to lawn and patio area.

Rear Garden**Garage**

22'10" x 11'3"

Another Aspect**Aerial****Aerial****Aerial****Services**

Oil. Mains electric. Cesspit. Mains water. Private Road, costs shared by residents. Broadband type - No broadband installed -Broadband (estimated speeds) available- Standard 28 mbps & Superfast 76 mbps. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - F

Tenure

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	28	
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 176.1 sq. metres (1895.9 sq. feet)

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Plan produced using PlanIt.