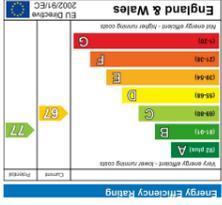


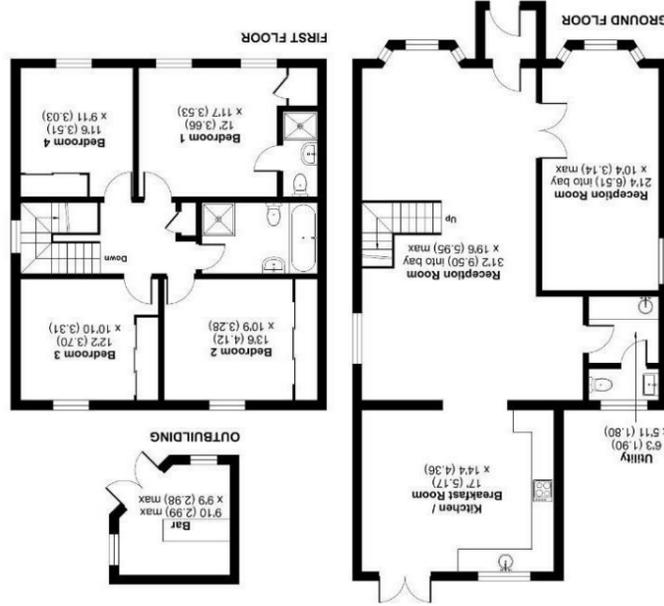
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Property Measurement Standards (IPMS) Measurements).  
 Prepared for Dawson Property, REF: 130665. © dawson 2025.

**Manselfield Road, Swansea, SA3**  
 Approximate Area = 1840 sq ft / 170.9 sq m  
 Outbuilding = 85 sq ft / 7.9 sq m  
 Total = 1925 sq ft / 178.8 sq m  
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

61 Manselfield Road  
 Murton, Swansea, SA3 3AG  
 Offers Over £695,000



## GENERAL INFORMATION

Positioned in the desirable village of Murton, this beautifully presented detached family home offers generous living space, excellent local amenities, and falls within the highly regarded Bishopston Primary and Bishopston Comprehensive school catchment areas. The property enjoys a fantastic position close to stunning beaches, scenic cliff-top walks, and the vibrant village of Mumbles, renowned for its boutique shops, bars, and restaurants.

The well-proportioned accommodation comprises a welcoming entrance porch leading into a spacious open-plan lounge/dining area, perfect for modern family living. From here, a door opens into a cosy sitting room, ideal for relaxing or entertaining. The lounge also flows into a stylish fitted kitchen/family room with French doors opening directly onto the rear garden, creating a seamless indoor-outdoor connection. A useful utility room and ground floor WC complete the ground floor layout.

To the first floor are four well-sized bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property boasts a generous gravelled driveway to the front, providing off-road parking for four vehicles. The level, enclosed rear garden offers a great space for families, featuring lawned and patio areas ideal for outdoor dining and entertaining. A standout feature is the versatile detached brick-built outbuilding with power, lighting, and double-glazed windows and doors—currently used as a bar, but easily adaptable as a home office, gym, or studio.

This is a superb opportunity to acquire a spacious, versatile family home in one of Gower's most desirable locations, offering both lifestyle and convenience.

## FULL DESCRIPTION

### Entrance Porch

### Reception Room

31'2 into bay x 19'6 max (9.50m into bay x 5.94m max)

### Reception Room

21'4 into bay x 10'4 max (6.50m into bay x 3.15m max)

### Kitchen / Breakfast Room

17' x 14'4 (5.18m x 4.37m)

### Utility Room

6'3 x 5'11 (1.91m x 1.80m)

### WC

### Stairs To First Floor

### Landing



### Bedroom 1

12' x 11'7 (3.66m x 3.53m)

### Ensuite

### Bedroom 2

13'6 x 10'9 (4.11m x 3.28m)

### Bedroom 3

12'2 x 10'10 (3.71m x 3.30m)

### Bedroom 4

11'6 x 9'11 (3.51m x 3.02m)

### Bathroom

### Outbuilding

### Bar

9'10 max x 9'9 max (3.00m max x 2.97m max)

### Parking

Parking is available at this property via the driveway to the front.

### Tenure

Freehold

### Council Tax Band

G

### EPC - D

### Services

Mains gas, electric, water & drainage. There is a water meter at the property. Broadband - the current supplier is Vodafone. Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.