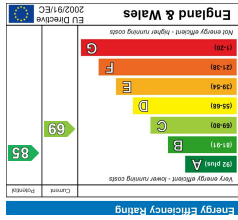
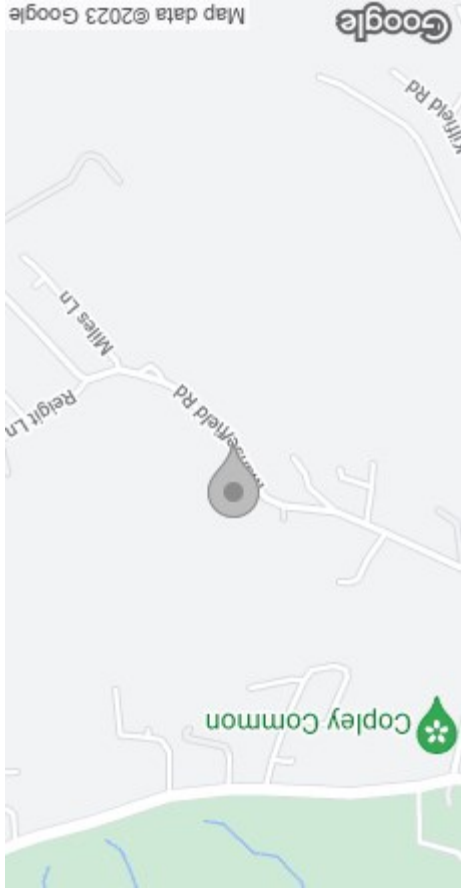


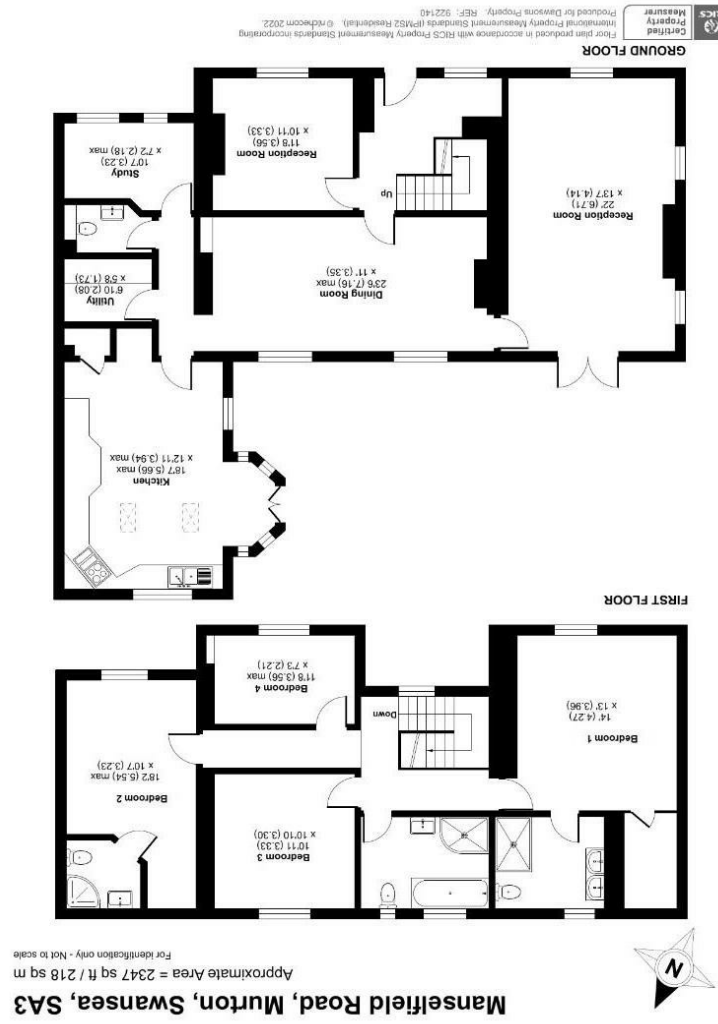
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



Sunnyside Manselfield Road  
 Murton, Swansea, SA3 3AP  
 Asking Price £975,000





## GENERAL INFORMATION

We are pleased to offer for sale this charming, traditional double fronted detached family home nestled within the delightful village of Murton and all the area has to offer including pharmacy, village store/post office, public house and farm shop to name a few. Just a stone's throw from the property is the village hall and green which is truly at the heart of the community making this the perfect location to raise a family. Situated just a short walk from the highly regarded Bishopston comprehensive and primary schools as well as being on the gateway to the Gower with its numerous award winning sandy beaches. The spacious accommodation briefly comprises: lounge, dining room, sitting room, study, kitchen, utility and cloakroom to the ground floor. To the first floor are four bedrooms, two of which benefit from en-suite facilities as well as a family bathroom. Externally to the front of the property is a spacious gated driveway laid with gravel providing ample off road parking. To the rear is a generous garden laid to lawn with paved patio terrace. Viewing is highly recommended to appreciate the standard of property and exceptional location on offer. EPC - C. Freehold. Council Tax Band - G.

## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

Double glazed window to front. Stairs to first floor with under stairs storage. Two radiators. Coved ceiling with character beams. Tiled flooring. Rooms off.

### Snug

11'8" x 10'11" (3.56m x 3.33m)

Double glazed window to front. Radiator. Decorative corning and ceiling rose.

### Lounge

22'0" x 13'7" (6.71m x 4.14m)

Double glazed window to front and two to the side providing a profusion of natural light, creating a bright and airy feel. Double glazed French doors connect the garden and home beautifully. A feature fireplace housing a gas stove set in a stone surround is a charming focal point and adds character to the room. Two radiators. Door to:

### Dining Room

23'6" max x 11'0" (7.16m max x 3.35m)

Two double glazed windows to rear with beautiful wooden window seats. A brick fireplace housing wooden logs is a delightful decorative feature and along with a feature brick wall and wooden beam to ceiling gives this room character in abundance. Two cupboards built into alcoves. Space to accommodate large dining table. Two radiators. Solid wood flooring. Door back to hallway. Open to:

### Inner Hallway

Rooms off.



### Study

10'7" x 7'2" max (3.23m x 2.18m max)  
Two double glazed windows to front. Contemporary column radiator. Wood effect flooring. Coved ceiling.

### Cloakroom

Two piece suite comprising low level W.C. and wash hand basin. Wall mounted chrome towel heater. Part tiled walls and tiled flooring.

### Utility Room

6'10" x 5'8" (2.08m x 1.73m)  
Wall and base units incorporating stainless steel sink with mixer tap. Plumbing for washing machine. Venting for tumble dryer. Combi boiler. Wood effect flooring.

### Kitchen

18'7" max x 12'11" max (5.66m max x 3.94m max)  
Double glazed window to rear, along with double glazed windows and French doors to side. Fitted with a range of wall and base units with complementary granite work surfaces over, incorporating double sink with mixer tap. Range cooker with feature brick extractor hood over. Integrated dishwasher. Space for fridge/freezer and wine fridge. Pantry with fridge space. Two contemporary column radiators. Two skylights with electric blinds and elegant beams to ceiling. Tiled flooring.

### First Floor

**Landing**  
Double glazed window to front. Radiator. Rooms off.

### Bedroom One

14'0" x 13'0" (4.27m x 3.96m)  
Double glazed window to front. Two radiators. Beam to ceiling. Two radiators. Walk in wardrobe with radiator. Door to:

### En-suite

Double glazed frosted window to rear. Three piece suite comprising low level W.C., contemporary twin sinks set over vanity unit and walk in shower cubicle. Two wall mounted chrome towel heaters. Tiled flooring.

### Bathroom

Two double glazed frosted windows to front. Four piece suite comprising low level W.C., wash hand basin set over vanity unit, Jacuzzi bath and separate walk in shower cubicle. Two wall mounted chrome towel heaters. Part tiled walls and tiled flooring.

### Bedroom Two

18'2" max x 10'7" (5.54m max x 3.23m)  
Double glazed window to front. Radiator. Door to:

### En-suite

Three piece suite comprising low level W.C., wash hand basin set over vanity unit and walk in shower cubicle. Part tiled walls and tiled flooring.

### Bedroom Three

10'11" x 10'10" (3.33m x 3.30m)  
Double glazed window to rear. Radiator.

### Bedroom Four

11'8" max x 7'3" (3.56m max x 2.21m)  
Double glazed window to front. Radiator.

### External

To the front of the property is a gated driveway laid with gravel, providing ample off road parking. To the rear is a generous garden beautifully laid to lawn bordered with a plethora of mature plants and trees. A paved patio terrace lies adjacent to the property with wooden pergola and hot tub, ideal for entertaining or equally to sit and relax while soaking in the tranquil setting. A large garden shed also provides practical and convenient storage. Fully enclosed to all sides enjoying an excellent degree of privacy.

