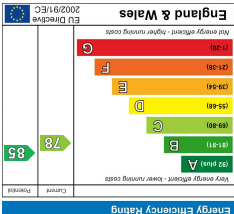
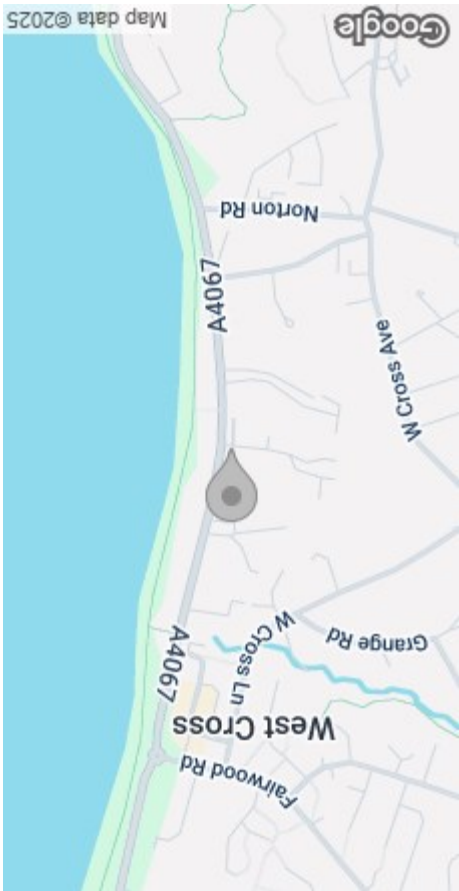


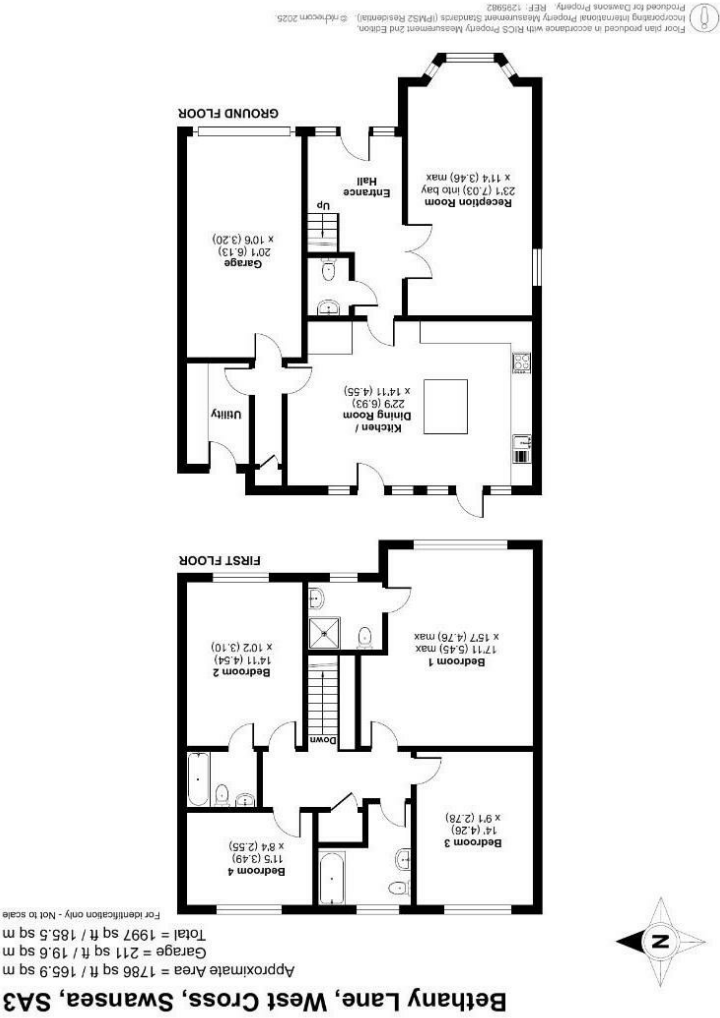
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





GENERAL INFORMATION

Situated in the peaceful and sought-after area of Longfields, Bethany Lane, this charming four-bedroom detached family home combines tranquil living with the convenience of being just moments from the lively village of Mumbles. Set on a generous 0.07-acre plot and offering a spacious 1,875 sq ft of living space, this property is an ideal sanctuary for families and is offered with no onward chain.

The ground floor welcomes you with a bright entrance hallway, a handy cloakroom, a large lounge perfect for relaxing or entertaining, and a stylish kitchen/dining area designed for modern family life. Additional features include a practical utility room and internal access to the integral garage.

Upstairs, you'll find four bedrooms. Both Bedroom One and Bedroom Two benefit from en-suite bathrooms, complemented by a well-appointed family bathroom.

Outside, the front of the property features private driveway parking for two vehicles and access to the integral garage. A gated side path leads to the rear garden, which boasts a patio seating area and a lush lawn—ideal for outdoor entertaining and family fun.

Offering a harmonious balance between peaceful surroundings and proximity to Mumbles’ vibrant amenities, this lovely home presents an excellent opportunity for families seeking space, comfort, and convenience. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

WC

Reception Room  
23'1 into bay x 11'4 max (7.04m into bay x 3.45m max )

Kitchen / Dining Room  
22'9 x 14'11 (6.93m x 4.55m)

Inner Hallway

Utility Room

Stairs To First Floor

Landing

Bedroom 1  
17'11 max x 15'7 max (5.46m max x 4.75m max)



Ensuite  
Bedroom 2  
14'11 x 10'2 (4.55m x 3.10m)

Ensuite  
Bedroom 3  
14' x 9'1 (4.27m x 2.77m)

Bedroom 4  
11'5 x 8'4 (3.48m x 2.54m)

Bathroom

Garage  
20'1 x 10'6 (6.12m x 3.20m)

Parking  
Parking is available at this property via the driveway parking and integral garage.

Tenure  
Freehold  
Maintenance charge of £300 per annum

Council Tax Band  
G

EPC - C

Services  
Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

