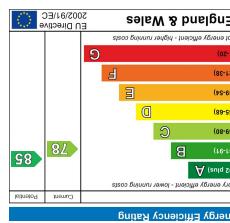


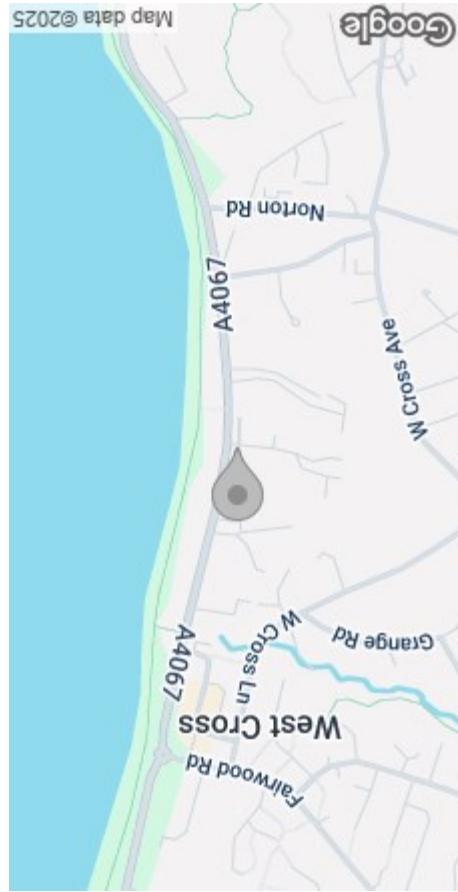


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

or



### EPC



### AREA MAP

Produced by Dawson's Property Ref: 1295882  
Prepared by Dawson's Property Ref: 1295882  
4th Floor, 2nd Edition

For illustration only - Not to scale

Total = 1997 sq ft / 185.5 sq m

Garage = 211 sq ft / 19.6 sq m

Approximate Area = 1786 sq ft / 165.9 sq m

For illustration only - Not to scale

Bedroom 4 115 (3.49) x 84 (2.55)

Bedroom 3 14 (4.26) x 91 (2.78)

Bedroom 2 141 (4.26) x 102 (3.10)

Bedroom 1 171 (5.15) x 157 (4.76) max

Kitchen / Dining Room 229 (6.55) x 141 (4.35)

Utility 201 (6.13) x 106 (3.20)

Entrance Hall 231 (7.03) into bay

Reception Room 231 (7.03) into bay

Up 201 (6.13) x 106 (3.20)

Garage 201 (6.13) x 106 (3.20)

Up

Entrance

Hall

Reception Room

231 (7.03) into bay

Up

Garage

201 (6.13) x 106 (3.20)

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Garage

201 (6.13) x 106 (3.20)

Up

Entrance

Hall

Reception Room

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## 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.



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## FULL DESCRIPTION

### Entrance Hall



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### WC

### Reception Room

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



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### Kitchen / Dining Room

22'9 x 14'11 (6.93m x 4.55m)



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### 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)



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### 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.



DAWSONS



DAWSONS



DAWSONS