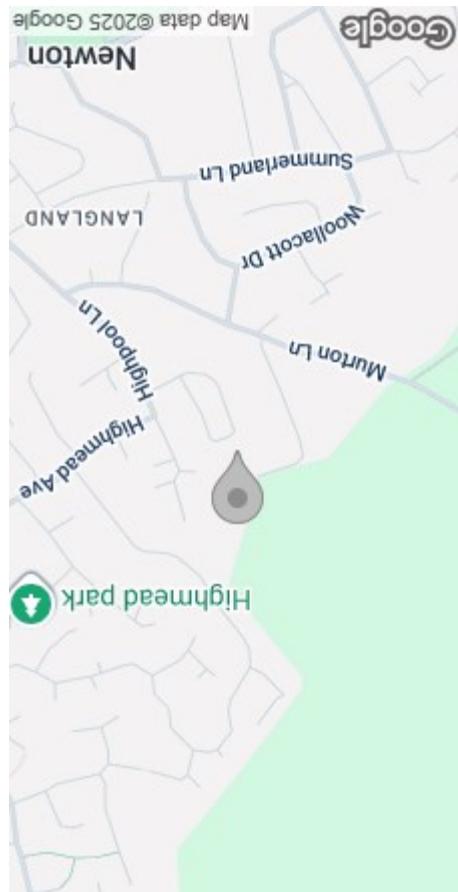
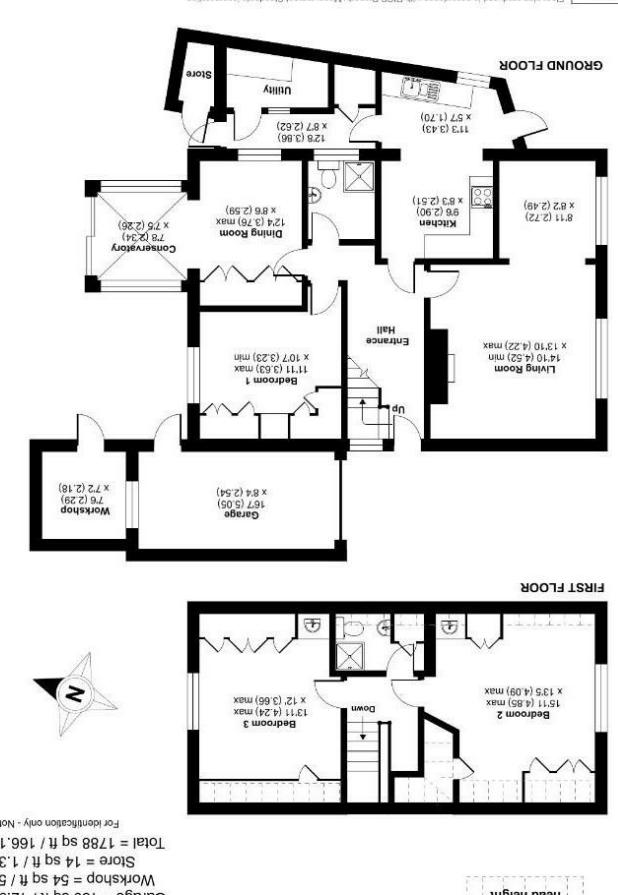


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their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

EPC



AREA MAP



FLOOR PLAN



## GENERAL INFORMATION

We are delighted to offer for sale this fabulous investment property, a three bedroom Link detached dormer bungalow situated in a quiet location within close proximity to Mumbles village as well as both Langland and Caswell Bay, falling within Newton primary & Bishopston comprehensive school catchments. The property briefly comprises: entrance hall, lounge open plan into dining room, kitchen, sitting room, conservatory, bedroom and bathroom. To the first floor are two bedrooms and a shower room. Externally to the front is driveway parking for several vehicles leading to a garage along with lawn and patio area. To the rear is a level and enclosed garden. Viewing is recommended to appreciate the location on offer. NO ONWARD CHAIN



## FULL DESCRIPTION

### Entrance

Enter via double glazed door into:

### Hallway

Stairs to first floor. Radiator. Rooms off.

### Lounge

14'9" min x 13'10 max + 8'11x 8'2 (4.50m min x 4.22m max + 2.72m x 2.49m)

Two double glazed windows to front and one to side providing an abundance of natural light, creating a bright and airy feel. A feature fireplace with brick surround and marble effect hearth is a charming focal point and adds character to the room. Two radiators. Coved ceiling.

### Kitchen

9'6 x 8'3 (2.90m x 2.51m)

Double glazed window to side along with sky light. Double glazed door to front. Fitted with a range of wall and base units with complementary work surfaces over, incorporating bowl and a half stainless steel sink and drainer unit with mixer tap. Integrated appliances include four ring gas hob with extractor over along with an eye level oven and grill. Space for fridge/freezer. Space and plumbing for dishwasher. Radiator. Part tiled walls and tiled flooring. Coved ceiling. Door to:



### Out House Area - Lean to extension

Rooms off.

### Utility Room

Fitted with wall and base units and plumbed for washing machine. Storage cupboard. Door to rear garden.



### Bedroom One

11'11 max x 10'7 min (3.63m max x 3.23m min)  
Double glazed window to rear. Fitted with wardrobes, shelving and cupboards. Radiator.

### Dining Room

14'4 max x 8'6 (4.37m max x 2.59m)  
Space to accommodate large dining table. Built in cupboards. Radiator. Wood effect flooring. Open plan into:



### Bedroom Two

15'11 max x 13'5 max (4.85m max x 4.09m max)  
Double glazed window to rear. Built in wardrobes. Storage into eaves. Wash hand basin set over vanity unit. Radiator.

### External

To the front of the property is a generous block paved driveway leading to garage providing ample off road parking. The remainder of the garden comprises of a patio terrace along with a well maintained lawn. Side access. To the rear is a spacious and level garden benefitting from two patio seating areas offering the perfect setting to entertain or to enjoy some al fresco dining. The remainder of the garden is laid to lawn. Additional benefits include an outside W.C. and access to workshop. Fully enclosed to all sides, enjoying an excellent degree of privacy.

### Tenure

Leasehold- 999 year lease from 25/03/1960 - 25/03/2959.  
934 years remaining. Ground Rent: £12 per quarter.

### Council Tax

Band F

### EPC - D

### Services

Main Water, Electricity and Drainage  
For mobile phone coverage please refer to the Ofcom checker.

For broadband suppliers please refer to the Ofcom checker.

### Parking

Driveway parking for several vehicles leading to a garage.

