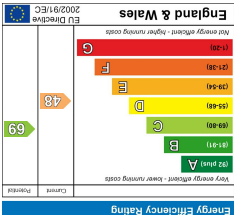
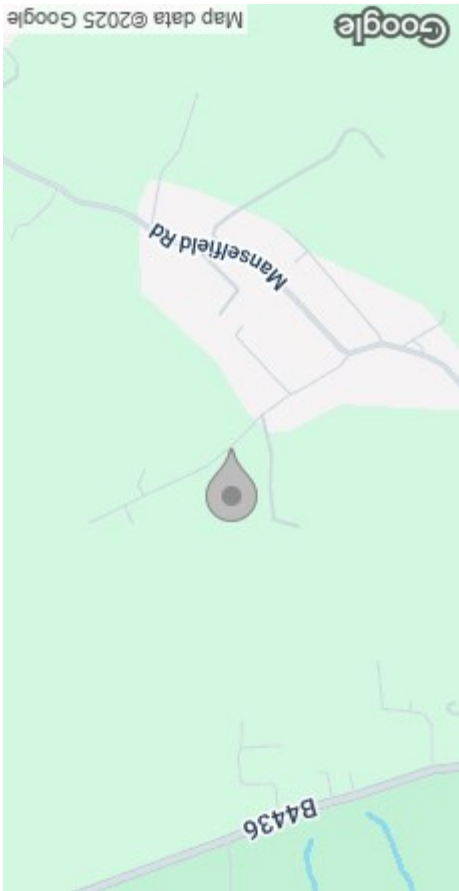


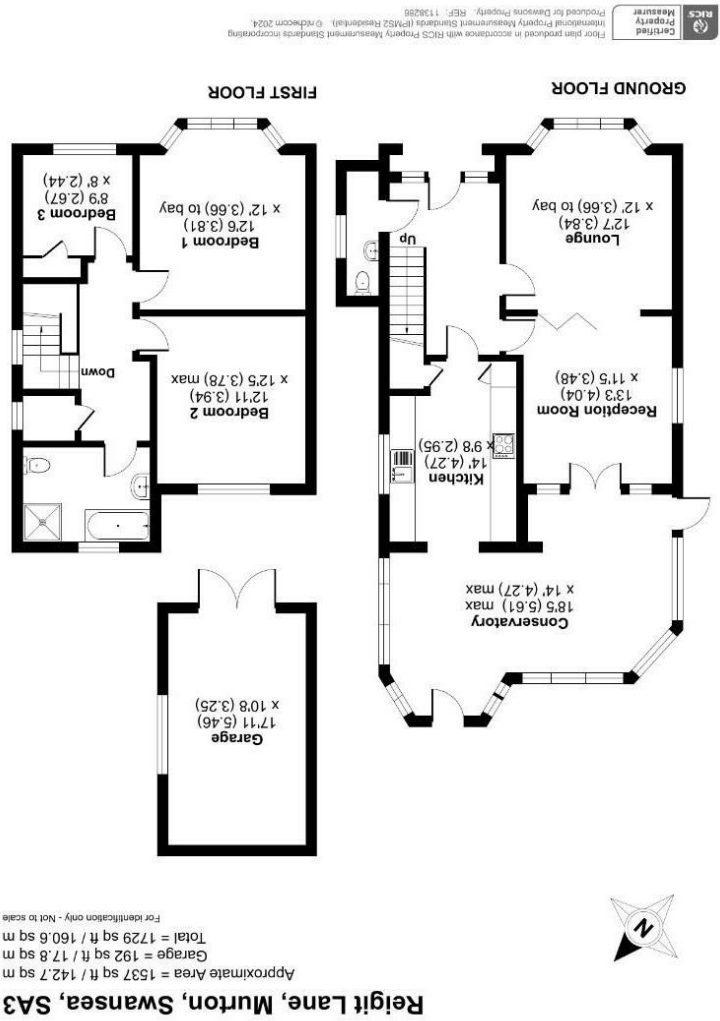
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Reigit Lane, Murton, Swansea, SA3

FLOOR PLAN



GENERAL INFORMATION

Nestled within the picturesque Murton area, this charming detached family home offers a perfect blend of tranquillity and convenience. Located within the esteemed Bishopston School catchment and just a stone's throw away from local amenities and stunning beaches, this property is ideal for families seeking both comfort and accessibility. The ground floor features a welcoming storm porch leading into a spacious hallway, a bright lounge with bi-folding doors to the dining area with doors opening into the conservatory providing an open plan living space with versatile accommodation along with a fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the front garden boasts a lawned area with mature shrubbery and trees, driveway parking for several vehicles, and a secure garage. The rear garden is beautifully maintained with a lawn bordered by mature shrubbery and trees, offering a private and peaceful outdoor space. This property not only benefits from idyllic countryside views but also boasts excellent connectivity to essential amenities and some of the area's most beautiful beaches. Don't miss the chance to make this delightful family home your own. Schedule a viewing today to fully appreciate everything it has to offer. EPC E

FULL DESCRIPTION

Entrance Porch

Hallway

Lounge
12'7 x 12' to bay (3.84m x 3.66m to bay)

Reception Room
13'3 x 11'5 (4.04m x 3.48m)

Conservatory
18'5 max x 14' max (5.61m max x 4.27m max)

Kitchen
14' x 9'8 (4.27m x 2.95m)

WC

Stairs To First Floor



Landing
Bedroom 1
12'6 x 12' into bay (3.81m x 3.66m into bay)
Bedroom 2
12'11 x 12'5 max (3.94m x 3.78m max)
Bedroom 3
8'9 x 8' (2.67m x 2.44m)



Bathroom
Garage
17'11 x 10'8 (5.46m x 3.25m)
Tenure
Freehold

Services
Mains, electric, water & drainage. Oil central heating.
There is currently no internet at the property. Please refer to Ofcom checker for further information.
The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

Council Tax Band
Currently exempt due to vacant property.
Previous Council Tax band E

