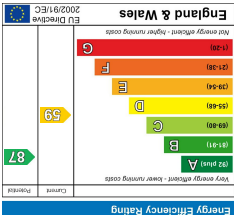


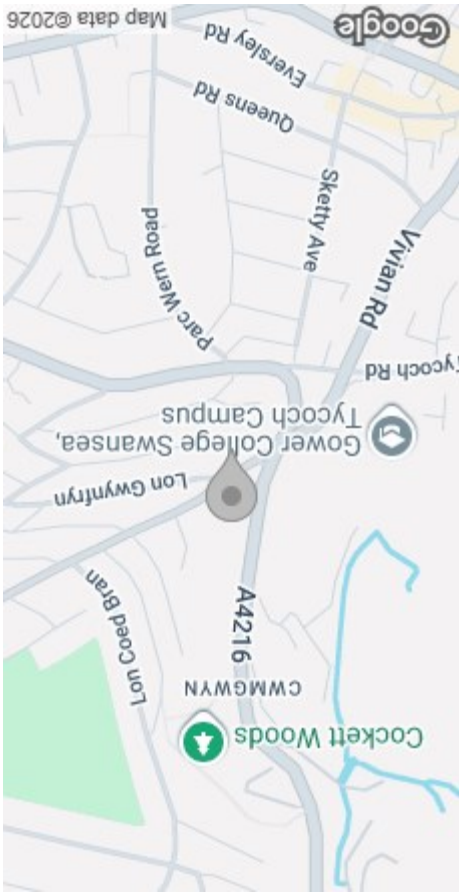
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### EPC



### AREA MAP



### FLOOR PLAN



3 Lon Cadog  
Sketty, Swansea, SA2 0TS  
Asking Price £300,000





GENERAL INFORMATION

Located in a prime location in Sketty, this traditional bay-fronted three-bedroom semi-detached home boasts breathtaking panoramic views over Swansea Bay and Mumbles Head.

Bright and spacious, this delightful property combines contemporary comfort with traditional charm. The ground floor features a welcoming hallway, leading into a generously sized 'L' shaped lounge, kitchen, and dining area—perfect for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms, including a second bedroom offering stunning views of the bay and Mumbles Head, along with a family bathroom.

Additional benefits include uPVC double glazing, gas central heating, original features, and a well-maintained garden with a laid-to-lawn area at the rear. The property also benefits from a single garage located at the back.

Conveniently positioned with easy access to Singleton Hospital, Swansea University, and Singleton Park, this home is within the catchment area of excellent local schools, making it an ideal choice for families. Viewing is highly recommended to fully appreciate the beauty and potential of this wonderful family home.

No onward chain.  
EPC - D  
Tenure - Freehold  
Council Tax Band - D

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

'L' SHAPED  
LOUNGE/KITCHEN/DINER  
28'3"ax x 21'0"ax (8.62max x 6.41max)

FIRST FLOOR

LANDING

BEDROOM 1  
15'11" x 10'2" (4.86 x 3.12)

BEDROOM 2  
13'1" x 10'0" (4.01 x 3.07)

BEDROOM 3  
10'6" x 9'5" (3.22 x 2.89)



BATHROOM

EXTERNAL

FRONT - Sit-out patio area with decorative stones.  
  
REAR - Laid to lawn with access to lane behind and garage.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

