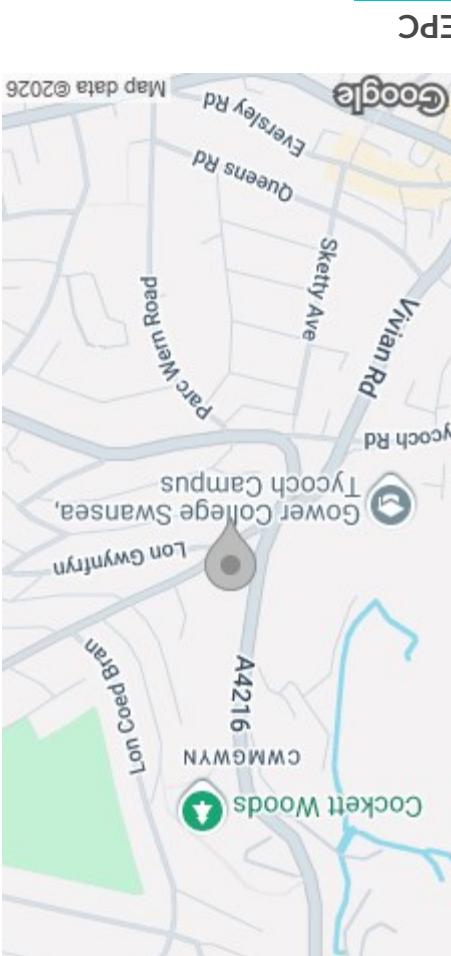


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

EPC



FLOOR PLAN

1ST FLOOR

GROUND FLOOR



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

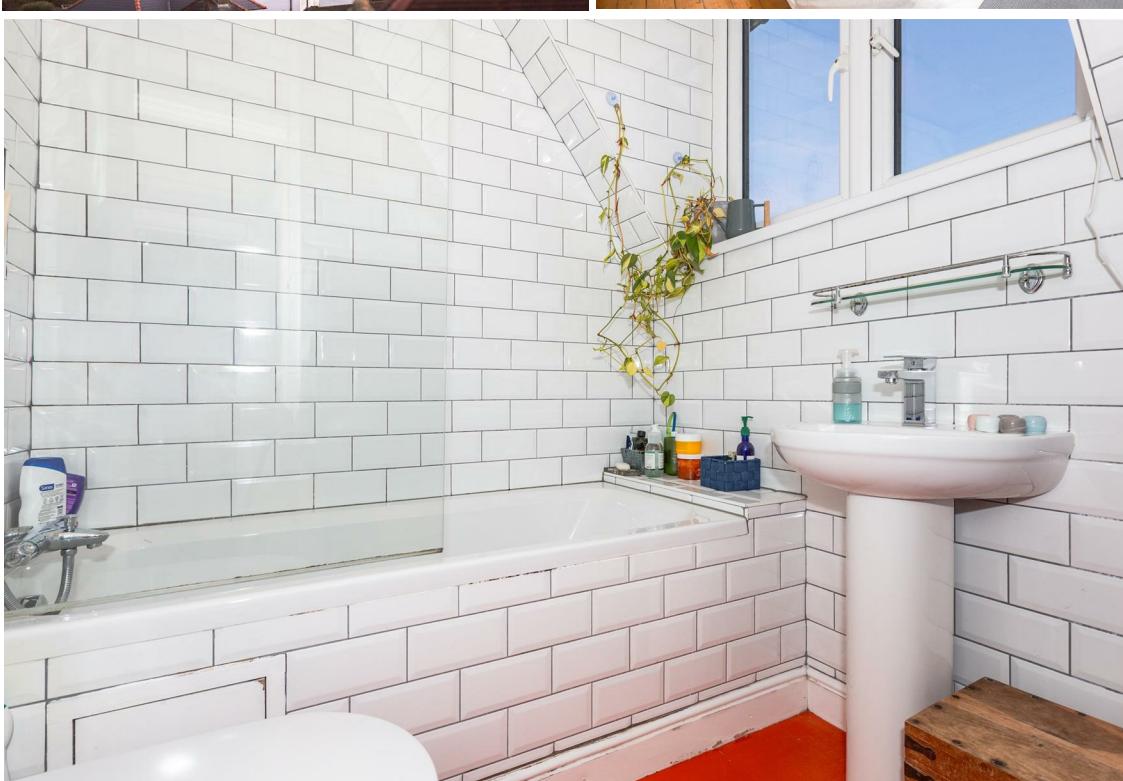
LANDING

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.

