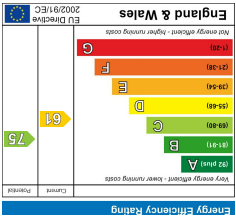
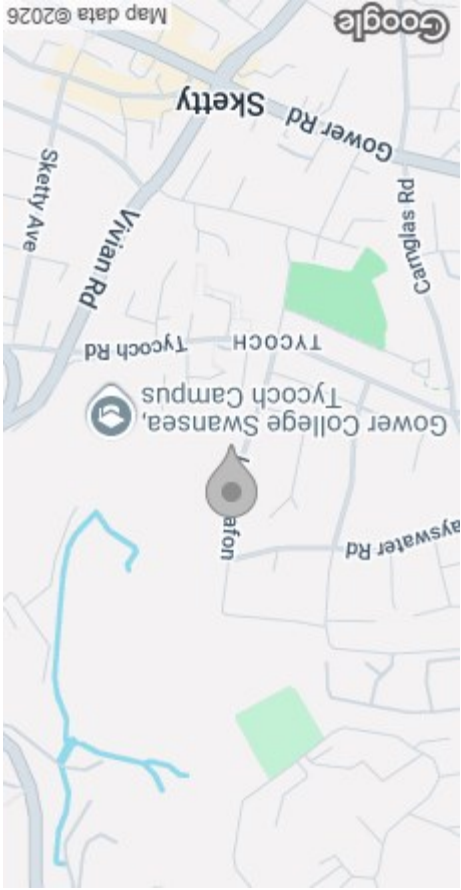


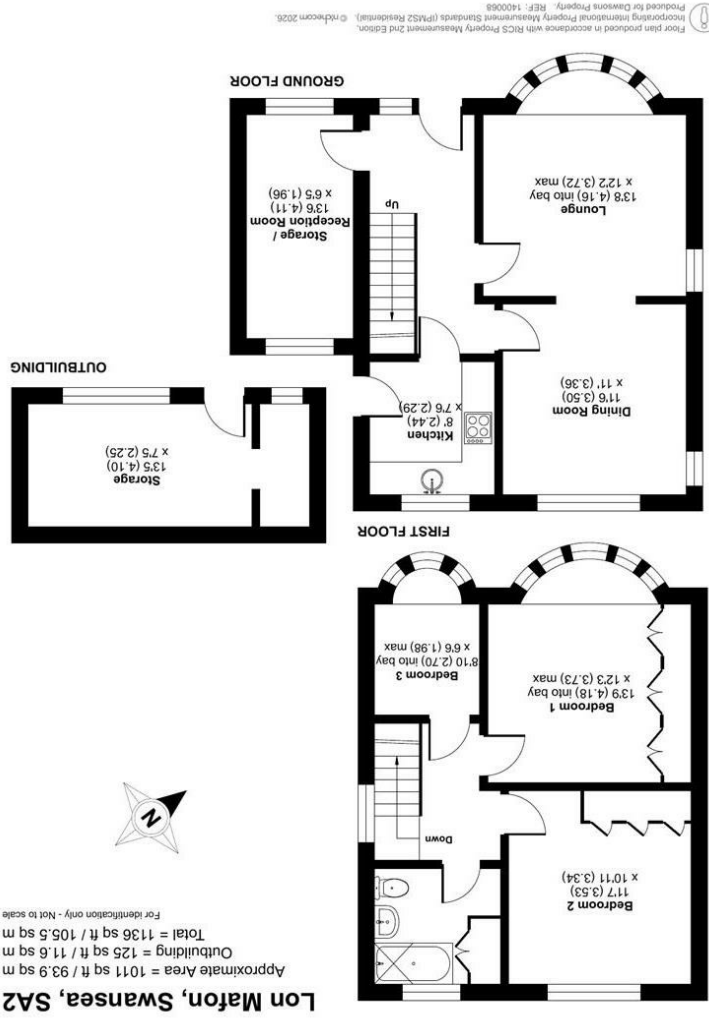
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### FLOOR PLAN



20 Lon Mafon  
Sketty, Swansea, SA2 9ER  
Offers Around £250,000



## GENERAL INFORMATION

NO CHAIN! Situated in the popular Sketty area of Swansea, this traditional three-bedroom detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. The house benefits from attractive period features including bay windows, high ceilings, and far-reaching views over Swansea, providing fantastic scope to create a charming family home or investment.

The accommodation briefly comprises an entrance hallway leading to a front lounge with bay window, allowing for plenty of natural light, and a separate dining room to the rear. The ground floor also offers a kitchen and an additional reception room/storage area, providing flexible living accommodation.

To the first floor are three bedrooms, two of which enjoy bay windows, along with a family bathroom. The elevated position further enhances the outlook from the front of the property, offering pleasant views across Swansea.

Externally, the property benefits from tiered front and rear gardens, mainly laid to lawn with a sit-out area, in addition to an outbuilding offering useful storage.

Ideally positioned close to Tychoch Square and Sketty Cross, the property falls within excellent school catchment areas and is conveniently located near local shops, parks, and amenities. Swansea seafront is approximately a ten-minute drive away, with beautiful beaches and scenic coastal walks easily accessible. The property is also well suited to commuters, offering good access to Swansea city centre, Swansea University, Singleton Hospital, and the M4 corridor.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE

13'7" into bay x 12'2" max (4.16 into bay x 3.72 max)

#### DINING ROOM

11'5" x 11'0" (3.50 x 3.36)

#### KITCHEN

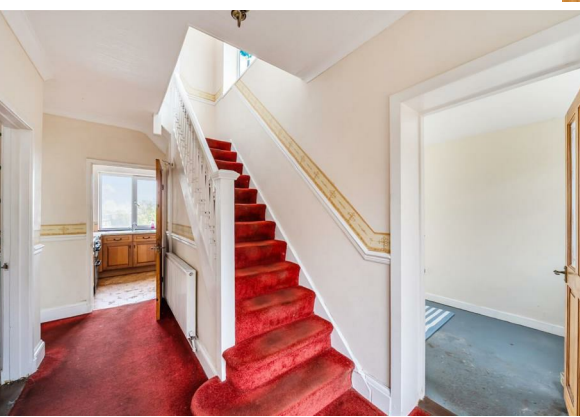
8'0" x 7'6" (2.44 x 2.29)

#### RECEPTION ROOM/STORAGE

13'5" x 6'5" (4.11 x 1.96)

### FIRST FLOOR

#### LANDING



#### BEDROOM 1

13'8" into bay x 12'2" max (4.18 into bay x 3.73 max)

#### BEDROOM 2

11'6" x 10'11" (3.53 x 3.34)

#### BEDROOM 3

8'10" into bay x 6'5" max (2.70 into bay x 1.98 max)

#### BATHROOM

#### EXTERNAL

Front and rear tiered gardens laid to lawn with sit-out area.

#### OUTBUILDING

13'5" x 7'4" (4.10 x 2.25)

#### TENURE

Freehold

#### COUNCIL TAX

F

#### EPC

D

#### SERVICES

Mains gas, electric, water (meter) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

