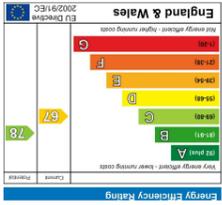
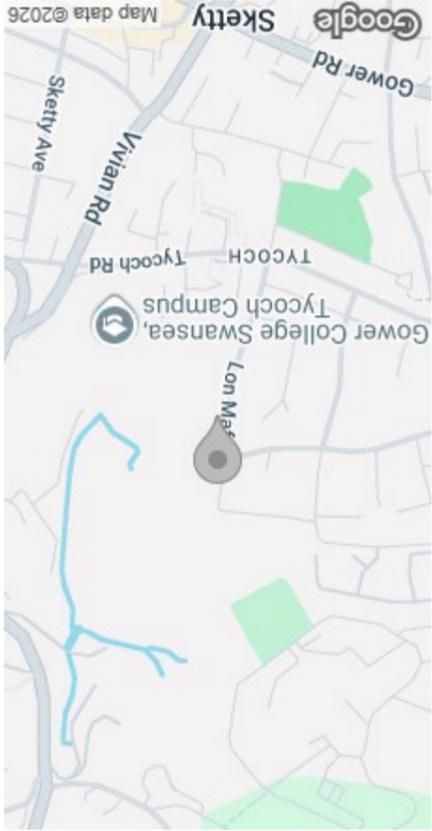


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

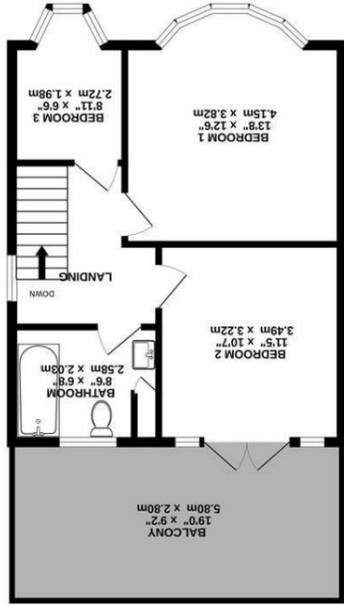
TOTAL FLOOR AREA : 1698 sq.ft. (157.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes 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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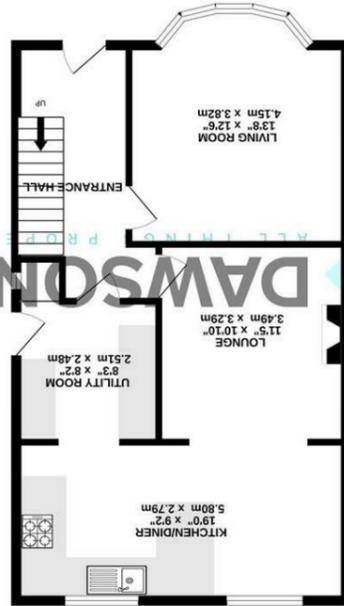
EPC



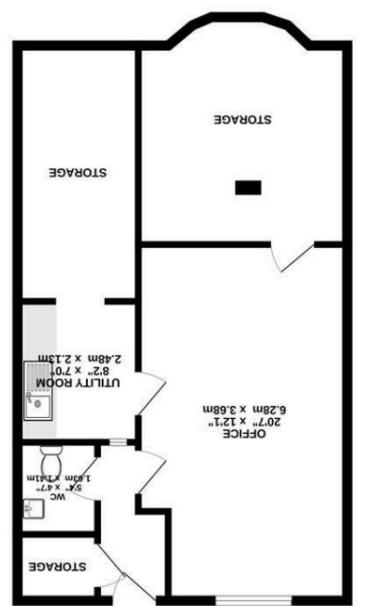
AREA MAP



456 sq.ft. (42.4 sq.m.) approx.



622 sq.ft. (57.6 sq.m.) approx.



620 sq.ft. (57.6 sq.m.) approx.

FLOOR PLAN



46 Lon Mafon  
 Sketty, Swansea, SA2 9ER  
**Best Offers Over £415,000**



## GENERAL INFORMATION

CHAIN FREE - Dawsons are delighted to present this 3 bedroom detached family home, Located in the highly desirable area of Sketty, this property is ideally positioned near Tycoch Square, Sketty Cross, and excellent school catchments. Just a ten-minute drive from the seafront, and within easy reach of scenic parks, beautiful beaches, and convenient local amenities, it offers the ideal balance of convenience and lifestyle. Perfectly suited for commuters, it's also well-connected to the city center and M4.

Situated over three floors, The ground floor includes an entrance porch, welcoming hallway, a front-facing reception room, Lounge, rear facing open-plan kitchen/dining room, utility room.

The first floor houses 3 bedrooms, including one with a walk-out balcony and panoramic views towards Mumbles and Swansea Bay. Family bathroom.

Basement provides versatile secondary rooms that can be tailored to your needs, whether as media rooms, games rooms, or offices, with access to the rear garden.

The home also features double glazing, gas central heating.

Externally, there's a paved front entrance, side driveway parking, and a tiered, low-maintenance rear garden with sea views. This beautifully modernised home, offers a truly unique and versatile layout. Viewing is essential to appreciate its full potential.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### KITCHEN/DINER

19'0" x 9'1" (5.80m x 2.79m)

#### UTILITY ROOM

8'2" x 8'1" (2.51m x 2.48m)

#### LOUNGE

11'5" x 10'9" (3.49m x 3.29m)

#### LIVING ROOM

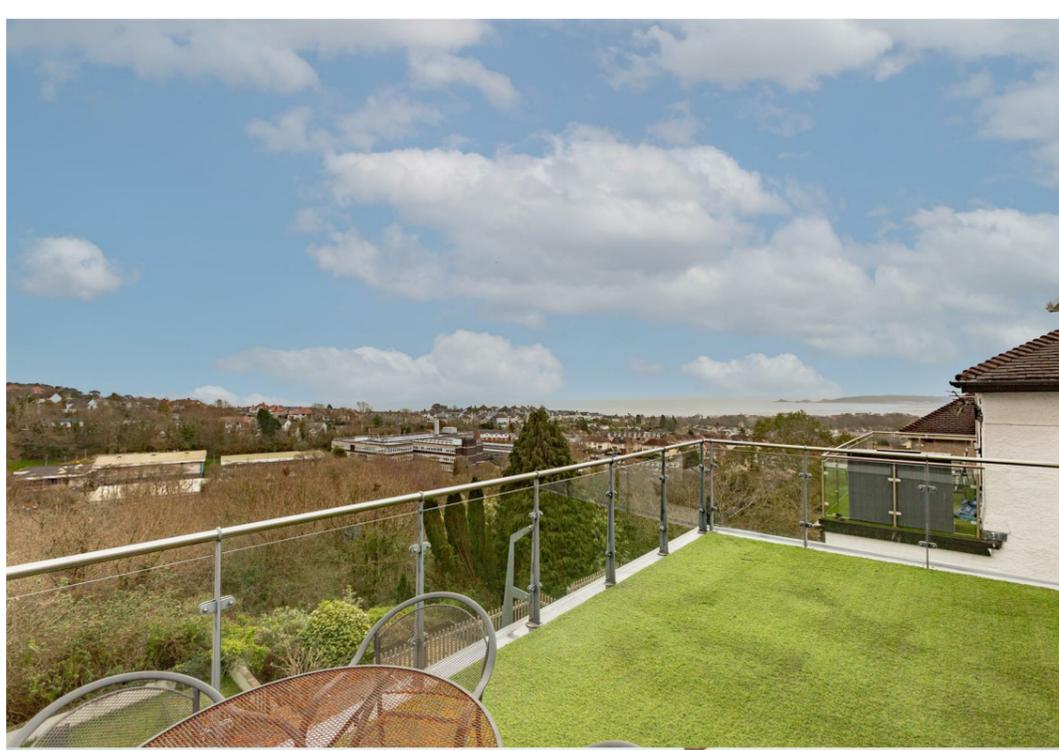
13'7" x 12'6" (4.15m x 3.82m)

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

13'7" x 12'6" (4.15m x 3.82m)



#### BEDROOM 2

11'5" x 10'6" (3.49m x 3.22m)

#### BALCONY

19'0" x 9'2" (5.80m x 2.80m)

#### BEDROOM 3

8'11" x 6'5" (2.72m x 1.98m)

#### BATHROOM

8'5" x 6'7" (2.58m x 2.03m)

### BASEMENT

#### STORAGE

#### W.C.

8'2" x 7'0" (2.49m x 2.13m)

#### OFFICE

20'7" x 12'0" (6.28m x 3.68m)

#### UTILITY ROOM

8'1" x 6'11" (2.48m x 2.13m)

#### STORAGE

#### STORAGE

### EXTERNAL

#### TENURE

FREEHOLD

#### EPC RATING

D

#### COUNCIL TAX BANDING

F

### SERVICES

