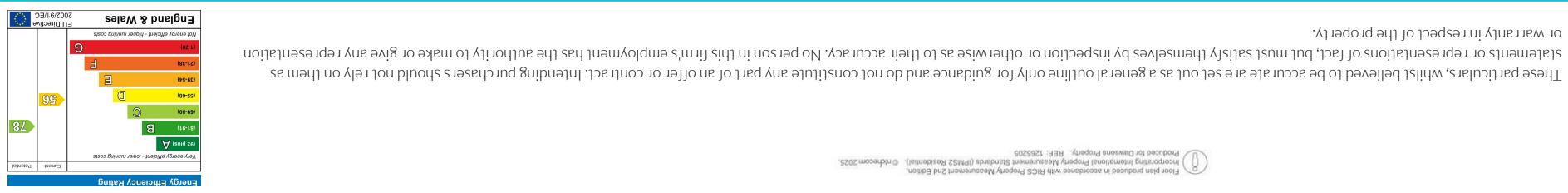
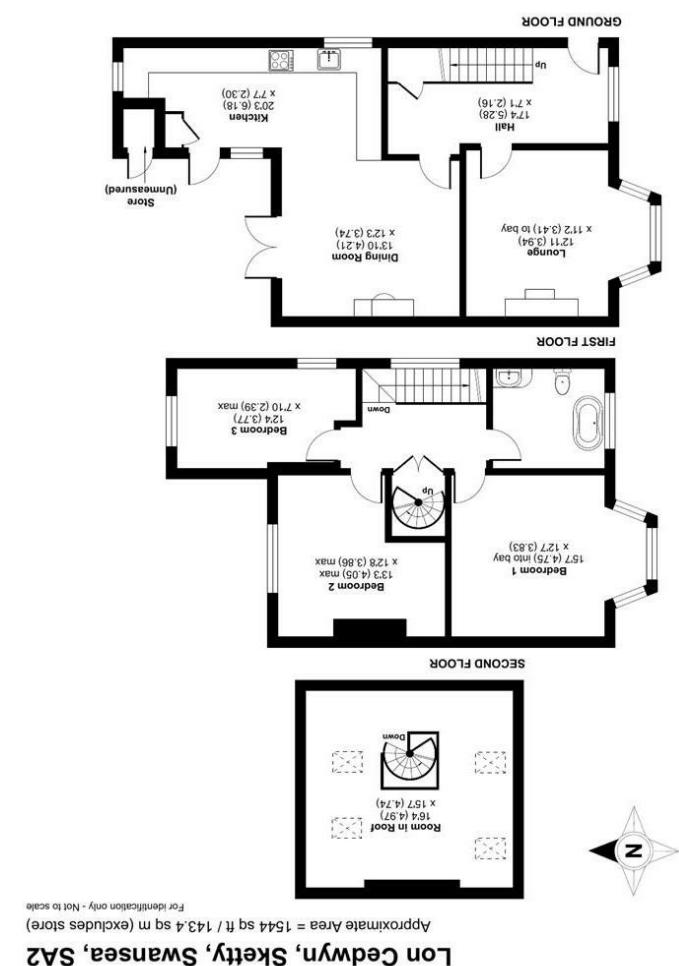


AREA MAP



EPC



Lon Cedwyn, Sketty, Swansea, SA2

FLOOR PLAN



DAWSONS

## GENERAL INFORMATION

A beautifully presented three-bedroom, bay-windowed semi-detached family home, perfectly positioned in the sought-after area of Sketty, boasting breathtaking panoramic views over Swansea Bay and Mumbles Head.

This bright and spacious property seamlessly blends traditional charm with modern comfort, featuring an inviting hallway, a convenient cloakroom, a stylish lounge, a formal dining room, and a well-appointed fitted kitchen on the ground floor.

Upstairs, three generously sized bedrooms await, including a stunning master bedroom that showcases uninterrupted coastal views. A contemporary family bathroom completes this level. The home also benefits from a versatile loft room, bathed in natural light from four Velux windows—ideal as a study, creative space, or guest accommodation.

Externally, the property enjoys beautifully maintained front and rear gardens, a useful storage shed, and a hardstanding parking area at the rear with space for two or more vehicles.

Situated in a prime location, this home offers easy access to Singleton Hospital, Swansea University, and the picturesque Singleton Park, while also being within excellent school catchment areas.

A truly exceptional family home—internal viewing is essential to fully appreciate its charm and stunning setting.

TENURE - FREEHOLD

EPC - D

COUNCIL TAX - D



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

17'3" x 7'1" (5.28 x 2.16)



#### LOUNGE

12'11" x 11'2" to bay (3.94 x 3.41 to bay)

#### OPEN PLAN KITCHEN/DINER

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

15'7" into bay x 12'6" (4.75 into bay x 3.83)



#### BEDROOM 2

13'3" max x 12'7" max (4.05 max x 3.86 max)



**BEDROOM 3**  
12'4" x 7'10" max (3.77 x 2.39 max)

#### BATHROOM

#### SECOND FLOOR

#### ATTIC ROOM

16'3" x 15'6" (4.97 x 4.74)

#### EXTERNAL

FRONT - Garden laid to lawn with paved path leading to door.

REAR - Laid to lawn garden with sit out patio area and steps leading to off road parking for 2+.

#### SERVICES

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

