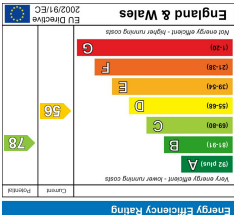
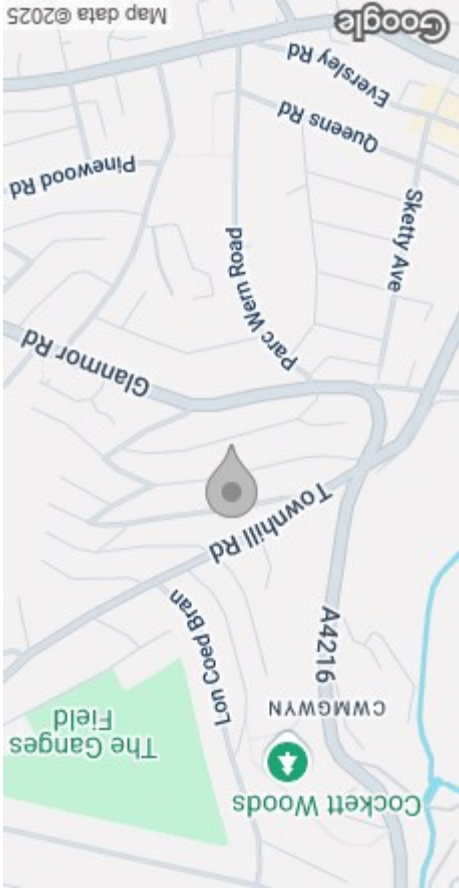


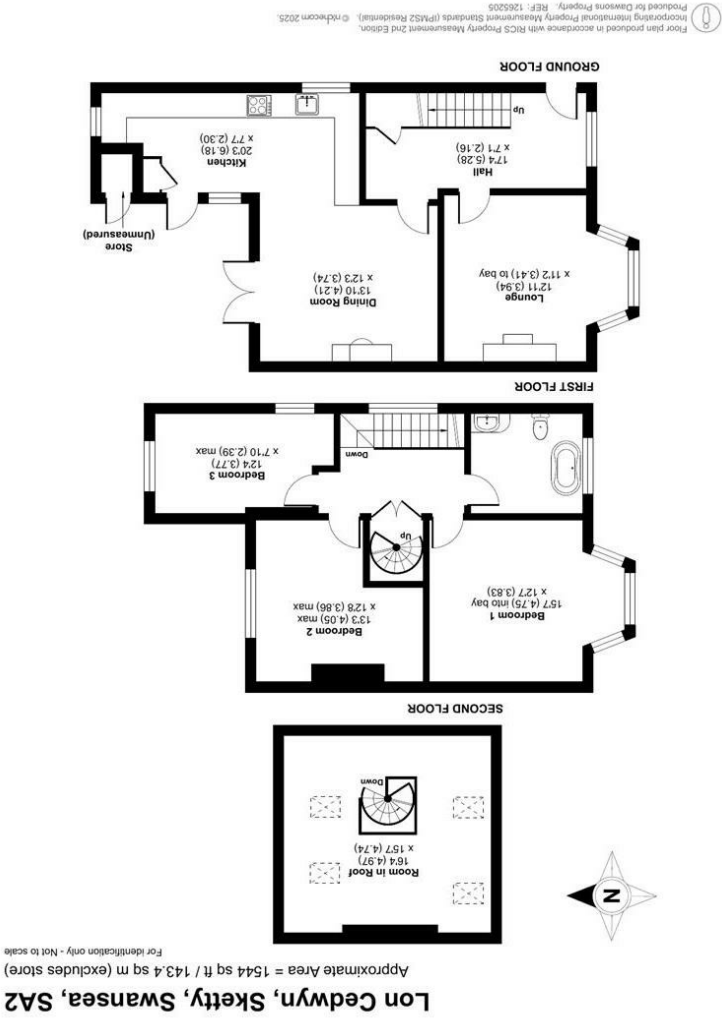
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



13 Lon Cedwyn
Sketty, Swansea, SA2 0TH
Asking Price £300,000



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.

