



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK



Lon Masarn, Sketty, Swansea, SA2 9EX

Offers Over £230,000

3 1 1



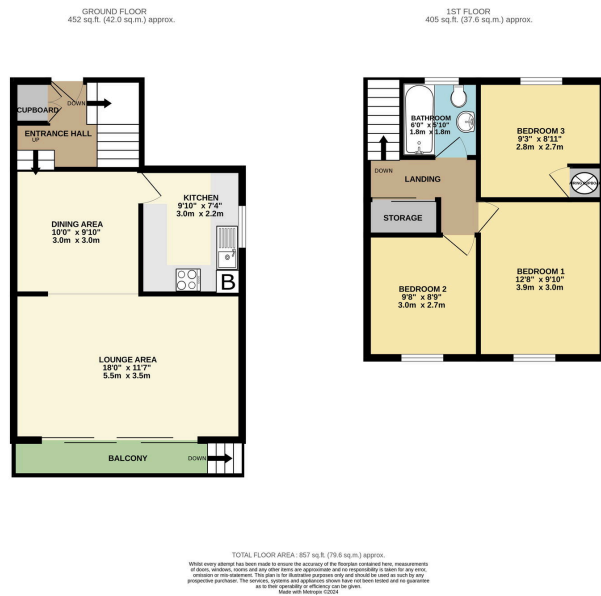
- NO ONWARD CHAIN
- Panoramic Sea Views
- In Need Of Modernisation Throughout
- Open Plan Lounge/Diner
- Catchment for Sketty Primary and Olchfa Secondary Schools
- Three Bedroom Semi-Detached Property
- Driveway and Single Car Garage
- Balcony
- Sought After Location
- Viewing Comes Highly Recommended







Offered with no onward chain is this three bedroom split level semi-detached property, boasting panoramic sea views to rear, situated in a sought after location in Sketty. Benefiting from a sit out balcony with views over Swansea Bay and Mumbles Pier and a single car garage with driveway parking. Easy access to local amenities such as Tycoch Square and Sketty Cross, whilst being within Sketty and Olchfa School catchment areas. Ideal family home. Viewing comes highly recommended to appreciate all this property has to offer. Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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