



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

Lon Cwmgwyn, Sketty, Swansea, SA2 0TY

Offers Over £350,000

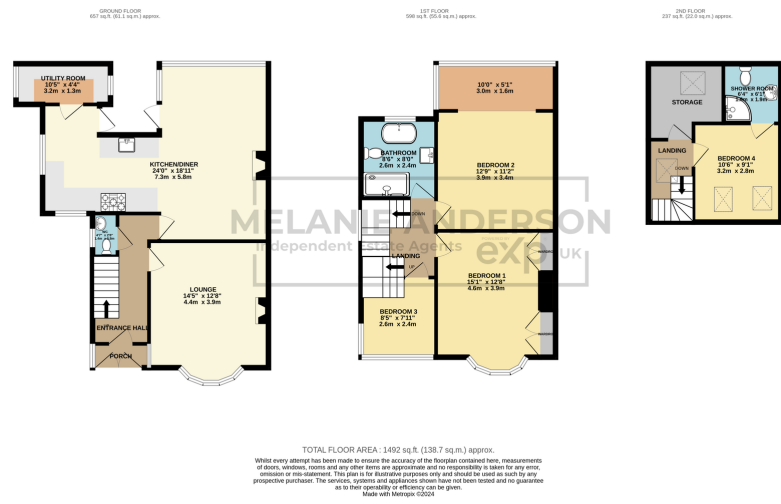
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- Set in an Elevated Position
- Extended Traditional Bay Fronted Semi-Detached Property
- Four Bedrooms
- Open Plan Kitchen/Diner
- Utility Room & Ground Floor W/C
- Family Bathroom & En-suite
- Panoramic Sea Views
- Sought After Sketty Location
- Nearby Swansea University, Singleton Hospital & M4
- Ideal Family Home within Good School Catchments



Set in an elevated position is this extended traditional bay fronted semi-detached property benefiting from panoramic sea views to the front towards Mumbles Head. Accommodation briefly comprising entrance hall, lounge, beautiful open plan kitchen/diner with a ground floor w/c and utility room. Three bedrooms and a family bathroom to the first floor with a further bedroom and shower room to the second floor. Benefiting from front and rear gardens with potential for off road parking. Ideal family home within good school catchments. Located nearby Swansea University, Singleton Hospital and Swansea City Centre with easy access to the M4. Freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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