



## 12 Lon Draenen, Sketty, Swansea, SA2 9EW

**Offers Over £420,000**

An immaculately presented bungalow offers breathtaking sea views of Swansea Bay and Mumbles head. Set in an Impressive 0.19 acres. Externally, this property benefits from a front lawned garden, a larger long drive that will park up to 8 cars and a larger than average garage. At the rear of the property is a large lawned garden with a decking area with uninterrupted panoramic sea views of Swansea Bay and Mumbles head. This stunning property is sold with no onward chain, making it the perfect opportunity for buyers seeking a move-in ready home. This home comprises of ground floor; Porch, Front Facing Lounge, an open plan Kitchen Dining Room and large conservatory that overlooks a large garden. Also on the ground floor are two bedrooms one with an ensuite shower room and a four piece bathroom which has a Bath, Walk-in Shower, Toilet and Basin. To the first floor the attic space benefits from a study and a further room which is used as a bedroom which enjoys the panoramic sea views over mumbles head. Early viewing is highly recommended to fully appreciate the quality and setting and lifestyle this remarkable property has to offer.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front, radiator.

#### Dining Area 11'11" x 13'0" (3.62m x 3.97m)



This open play layout is the heart of the home leading to the conservatory and kitchen. Natural light pours in from the nearby conservatory creating a warm, airy feel throughout the day. With classic coving to the ceiling and a hanging 3 light pendant adding a sophisticated finish,

#### Kitchen 10'6" x 8'6" (3.20m x 2.60m)



Flowing naturally from the dining area, this kitchen boasts a matching range of fitted wall and base units with worktop space over. It features a built-in electric

oven and gas hob with an extractor hood above. A 1 1/2 bowl black ceramic sink sits under one of two double glazed windows, drawing in natural light and a perfect view for doing the dishes. There's space for a washing machine, tumble dryer as well as a built-in fridge/freezer.

#### Conservatory



Entered in from the dining area, the conservatory offers a bright and tranquil space with a lovely connection to the outdoors. A double glazed bay window to the rear welcomes in plenty of natural light, while double patio doors open out to the garden.

#### Living Room 11'11" x 11'10" (3.64m x 3.61m)



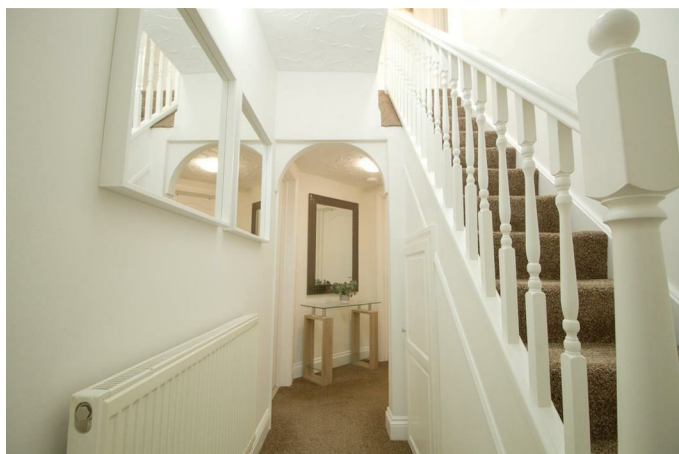
Double glazed bay window to the front complemented with a radiator below fills the space with natural light, while the decorative coving to the

ceiling adds a touch of elegance. At its heart, a wall-mounted electric fireplace creates a cosy focal point making it perfect for unwinding in the evenings.

#### **Rear Porch**

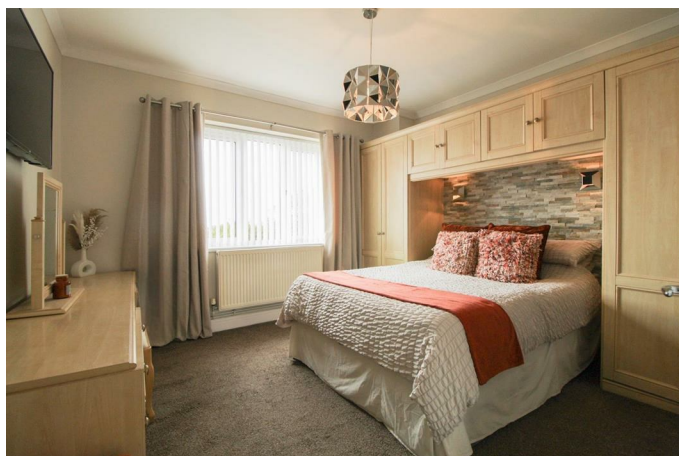
Door leading out to garden.

#### **Hallway**



Staircase leading to first floor, radiator.

#### **Bedroom 1 11'11" x 11'11" (3.64m x 3.63m)**



Double glazed window to front, fitted wardrobes, coving to ceiling, radiator, door leading to the en-suite.

#### **En-suite Shower Room**



This en-suite shower room is fitted with a three piece suite comprising a shower, WC and a wash hand basin. Additionally is a rock-faced feature wall and a heated towel rail. Compact yet thoughtfully designed, it's a space that makes everyday routines feel just a little more special.

#### **Bedroom 2 12'0" x 9'0" (3.66m x 2.74m)**



Double glazed window to rear, two wardrobes, radiator.



## Bathroom



This modern and spacious bathroom is fitted with a four piece suite comprising a bath, shower, wash hand basin and a WC. It features a heated towel rail, both tiled walls and flooring, complemented by coving to the ceiling and a frosted double glazed window to the rear.

## First Floor

### Landing

Double glazed skylight.

### Office 5'1" x 10'2" (1.55m x 3.09m)



Double glazed skylight, door to storage in the eaves with a wall mounted boiler inside and plenty of storage space.

## Bedroom 3 13'9" x 8'11" (4.20m x 2.73m)



The attic space is currently used by the owner as a bedroom and offers a truly special feature with double glazed skylights that frame stunning panoramic sea views over Mumbles Head. This bright and airy space is enhanced by a radiator, ensuring comfort year round and serves as a peaceful retreat.

## External



To the front, the property benefits from a neatly lawned garden and a long, brick-built driveway that provides parking for up to eight cars, leading to a larger than average garage equipped with power and lighting.

The rear garden is equally impressive, featuring a well maintained lawn bordered by mature shrubs, a paved patio area extending from the conservatory, and a raised decking area that offers uninterrupted panoramic sea views of Swansea Bay and Mumbles Head.

## Garage



Window to side, up and over door.

## Another Aspect of The Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 15 Mbps, Superfast 62 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin



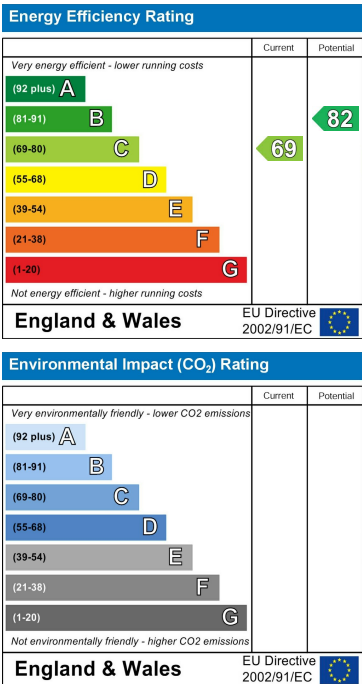
Floor Plan



Area Map



Energy Efficiency Graph



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