



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)



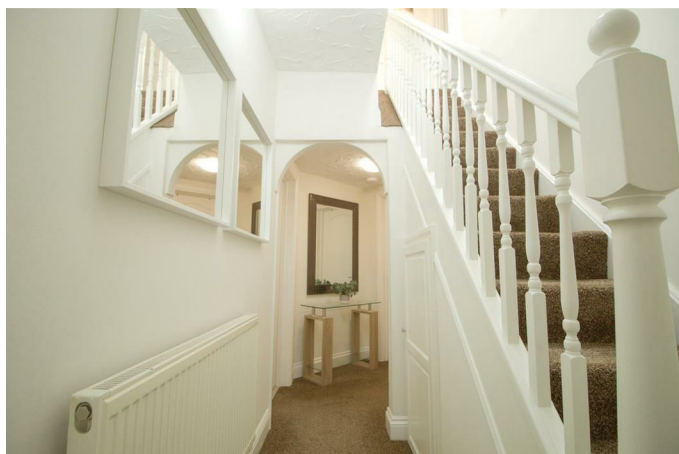
Double glazed bay window to the front complemented with a radiator below fills the space with natural light, while the decorative coving to the

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

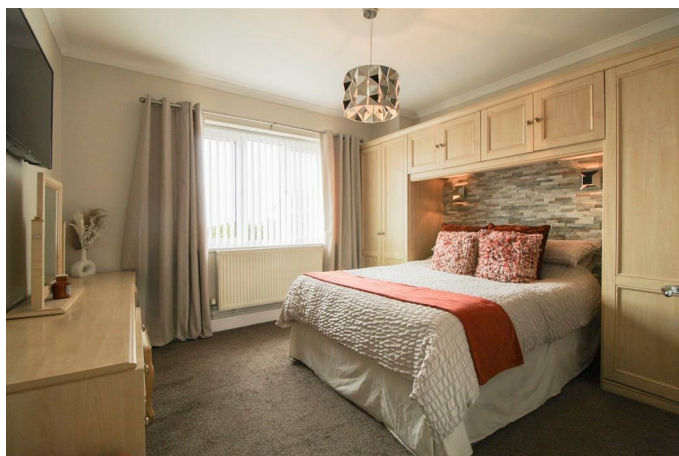
Door leading out to garden.

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

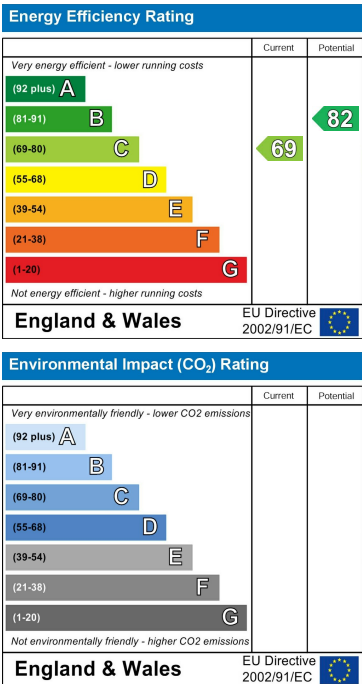
Floor Plan



Area Map



Energy Efficiency Graph



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