



Beech Tree Cottage 35 Mansfield Road, Murton, Swansea, City & County Of Offers Over £650,000

Nestled within the highly sought-after locale of Murton, this spacious and meticulously maintained four-bedroom detached family home offers a lifestyle of both elegance and comfort. Boasting an impressive plot of 0.19 acres, this residence offers a harmonious blend of indoor and outdoor living spaces. With a generous floor area of 2,303 square feet, this property provides ample room for families to flourish.

The ground floor of this home presents an inviting ambiance, comprising a lounge, dining room, and a kitchen/breakfast room, offering versatile spaces to cater to your family's unique needs. Additionally, a bathroom and bedroom four, complete with an en-suite, can be found on this level, providing convenience and privacy for guests or a home office.

Ascending to the first floor, you'll discover a shower room, and three additional bedrooms. The master bedroom features its own en-suite, ensuring comfort and privacy for the homeowners. Two more well-appointed

Entrance

Via a frosted double glazed PVC door into the porch.

Porch



With double glazed windows to the front & side. Tiled floor. Frosted glazed hardwood door with stained glass side panel into the hallway.

Hallway



With stairs to the first floor. Radiator. Spotlights. Door to the lounge. Door to the sitting room. Door to the bathroom.

Hallway



Bathroom 10'1" x 9'2" (3.085 x 2.816)



With two frosted double glazed windows to the rear. Well appointed suite comprising; free standing bathtub. Low level w/c. Two wash hand basins. Spotlights. Wall mounted radiator.

Bathroom



Bedroom Four



Bedroom Four 15'9" x 16'6" (4.806 x 5.037)



En-Suite



A versatile room currently being used as a sitting room. Set of double glazed French patio doors to the front. Door to en-suite. Radiator.

En-Suite 8'3" x 5'6" (2.519 x 1.694)



With a double glazed window to the front. Suite comprising; corner shower cubicle with oversized shower above. Low level w/c. Wash hand basin. Radiator. Spotlights.

Lounge 26'1" x 14'7" (7.957 x 4.457)



With a set of double glazed French patio doors to the front. Two double glazed windows to the front. Double glazed bay window to the side. Two radiators. Feature fireplace housing a wood burner. Door to the kitchen/breakfast room. Door to the dining room.

Lounge



Lounge



Lounge



Lounge



Lounge



Dining Room 12'10" x 8'9" (3.934 x 2.690)



With a double glazed window to the side. Radiator. Double glazed sliding PVC door to the rear.

Kitchen/Breakfast Room 17'1" x 21'3" (5.209 x 6.481)



A beautiful room with a double glazed window to the front. Double glazed window to the rear. Double glazed sliding door to the rear garden. Velux roof window. Two radiators. Spotlights. A well appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a one and a half bowl sink with mixer tap over (with boiling water function) Four ring induction hob with extractor hood over. Integral fridge. Integral freezer. Integral oven & grill. Integral dishwasher. Breakfast bar.

Kitchen/Breakfast Room



Kitchen/Breakfast Room

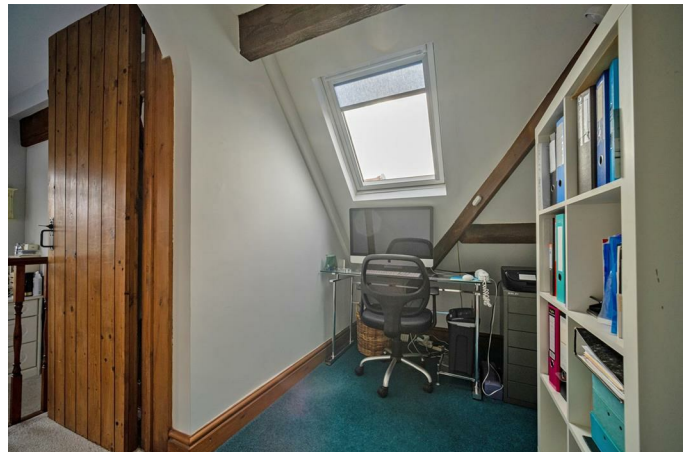


Kitchen/Breakfast Room



First Floor

Landing

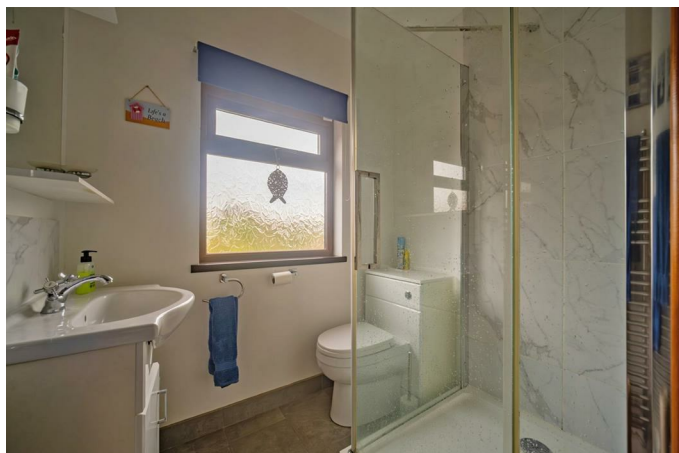


Kitchen/Breakfast Room



You have a Velux roof window to the front. Velux roof window to the side offering partial sea views. Radiator. Doors to bedrooms. Door to shower room.

Shower Room 6'1" x 5'3" (1.872 x 1.603)



With a frosted double glazed window to the side. Suite comprising; walk in shower cubicle. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom One 15'7" x 8'10" (4.775 x 2.715)



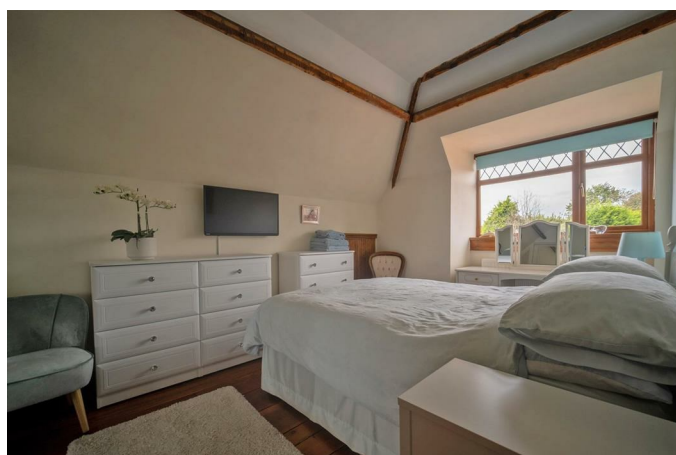
With a double glazed window to the rear. Velux roof window to the side. Radiator. Door to en-suite. Doors to built in wardrobes.

En-Suite 8'6" x 3'2" (2.604 x 0.974)



With a corner shower cubicle. Low level w/c. Wash hand basin. Radiator. Tiled walls. Extractor fan.

Bedroom Two 14'7" x 9'5" (4.463 x 2.887)



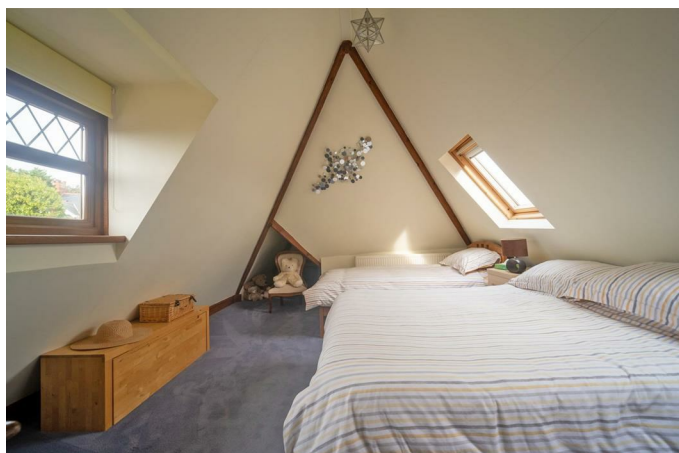
With a double glazed window to the front. Radiator. Door to eaves storage. Sliding doors to built in wardrobes.

Bedroom Three 10'9" x 14'5" (3.285 x 4.403)



With a double glazed window to the front. Two Velux roof windows to the rear. Radiator. Door to eaves storage.

Bedroom Three



External

Aerial Aspect

Aerial Aspect



Aerial Aspect



Boundary



Front



Front



Front



You have private driveway parking for several vehicles leading to the detached garage. Seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers and shrubs. Detached summer house. Garden pond. Further raised seating area with ample room for tables and chairs. Side access to the rear.

Front



Front



Detached Garage 22'3" x 11'7" (6.792 x 3.553)

With an electric 'up & over' door. Frosted double glazed window to the rear. Power and light. Plumbing for washing machine. Space for fridge/freezer.

Rear



You have a seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs.

Rear



Summerhouse



Summerhouse



Council Tax Band

Council Tax Band - G

Council Tax Estimate - £2,971

Tenure

Freehold.

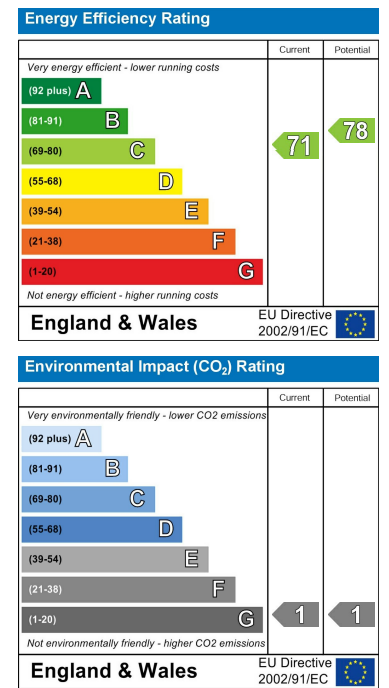
Floor Plan



Area Map



Energy Efficiency Graph



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