



Mount Melleray 5 Espalone, Murton, Swansea, SA3 3AH

Offers Over £600,000

Welcome to this exquisite five-bedroom detached family home nestled in a serene and quiet location, offering breathtaking countryside views to the rear. Situated on an impressive plot size of 0.28 acres, this residence provides the perfect blend of spacious living, tranquility, and natural beauty.

As you step through the front door, you are greeted by a welcoming hallway that leads you to the heart of the home. The ground floor boasts a generously sized lounge, perfect for relaxing evenings with the family, a formal dining room for entertaining guests, and a well-appointed kitchen that will delight any aspiring chef. Additional conveniences include a utility room and a modern shower room, providing functionality and comfort.

Entrance

Via a frosted double glazed hardwood door with frosted double glazed windows into the hallway.

Hallway



With stairs to the first floor. Door to the dining room. Door to the lounge. Door to the shower room. Doors to bedrooms four and five. Radiator.

Dining Room 16'4" x 13'4" (4.989 x 4.079)



With a double glazed window to side. Double glazed bay window to the front. Two radiators.

Dining Room



Lounge 20'9" x 13'9" (6.337 x 4.210)



With a door to the kitchen. Doors to the dining room. Double glazed sliding door to the rear garden. Radiator.

Lounge



Kitchen



Kitchen 14'1" x 13'4" (4.318 x 4.088)



With a door to the utility room. Door to the rear garden. Double glazed windows to the rear. Radiator. The kitchen is fitted with a range of base and wall units, running granite work surface incorporating a double sink with mixer tap over. Six ring electric cooker with oven & grill under. Integral fridges.

Utility Room 4'7" x 5'9" (1.402 x 1.767)

With a frosted glazed hardwood door to the side. Running work surface. Wall units. Space for dishwasher. Plumbing for washing machine.

Shower Room 8'4" x 9'8" (2.563 x 2.970)



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle, low level w/c, wash hand basin, chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

Shower Room

Bedroom Four 11'11" x 11'2" (3.652 x 3.423)



With a double glazed bay window to the front.
Radiator.

Bedroom Four



Bedroom Four



Bedroom Five 11'0" x 12'11" (3.378 x 3.961)



With a double glazed bay window to the rear.
Radiator.

Bedroom Five

First Floor

Landing



With a door to built in storage cupboards. Doors to bedroom one, two & three.

Bedroom One 16'7" x 13'9" (5.075 x 4.204)



With a set of double glazed windows to the rear and side offering countryside views. Radiator. Door to en-suite. Door to eaves storage.

Bedroom One



En-Suite 7'7" x 8'0" (2.314 x 2.444)



With a Velux roof window to the side. Door to storage cupboard. Suite comprising; bathtub. Low level w/c. Wash hand basin. Tiled floor. Tiled walls.

Bedroom Two 13'4" x 13'0" (4.082 x 3.971)



With a set of double glazed windows to the rear offering countryside views. Radiator. Door to eaves storage.

Bedroom Two



Bedroom Three 11'7" x 6'1" (3.555 x 1.873)



With a Velux roof window to the front. Radiator. Door to eaves storage.

External

Aerial Aspect

Aerial Aspect



Aerial Aspect



Rear Garden



Front

You have private driveway parking for two vehicles leading to the detached garage. Lawned garden home to a variety of flowers, trees and shrubs that wraps around to the side.

Front Aspect



Rear Garden

Rear Garden



Side

You have a lawned garden leading to the rear.

Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees & shrubs. Outside w/c. Detached greenhouse.

Rear Garden

Rear Garden



Garage 22'9" x 11'0" (6.946 x 3.367)

Via a 'up & over' door. Power and light. Door to the cloakroom. Glazed window to the side. Glazed stable door to the side.

Services

Mains electric. Mains Gas. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - H

Tenure

Freehold.

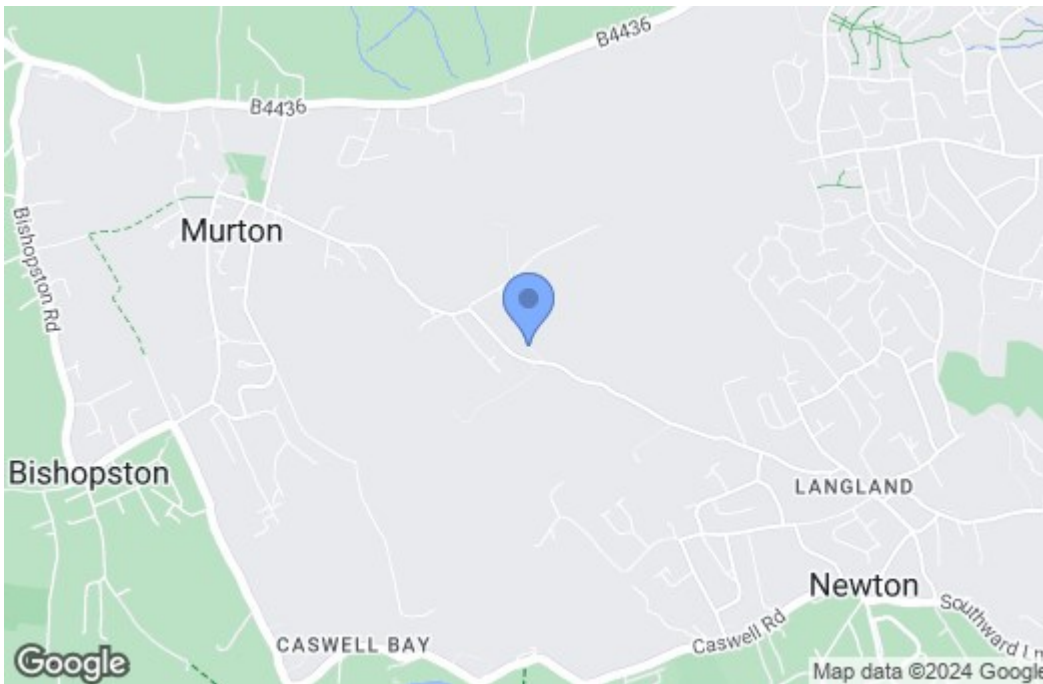
Floor Plan



Total area: approx. 184.1 sq. metres (1982.1 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the necessary provisions from estate trading regulations 2009. These property details do not constitute any part of the offer or contract and all measurements are approximate. The market in these particulars should be independently verified by prospective purchasers and it should not be assumed that property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. These plans are not to scale and are for illustrative purposes only. Plans produced using First2Fly.

Area Map



Energy Efficiency Graph

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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