



## 98 Newbury Sandy Lane, Parkmill, Swansea, City & County Of Swansea, SA3 2EW

**£350,000**

Welcome to Sandy Lane, where this charming three-bedroom detached bungalow beckons with its captivating vistas of Three Cliffs Bay and offers an idyllic coastal lifestyle. Nestled within an impressive plot size of 0.09 acres, this property promises a serene retreat in a highly sought-after location.

Upon entering, a quaint porch leads you into the heart of the home, where a seamlessly integrated kitchen/living room awaits, providing a convivial space for both culinary endeavors and relaxation. The accommodation is thoughtfully laid out, featuring a bathroom for convenience, along with a dressing area leading to bedroom one. Doors to bedrooms two and three.

Externally, the property boasts off-road parking for two vehicles at the front, ensuring practicality and ease of access. A meticulously maintained lawned garden sets the scene for outdoor leisure, complemented by a



### Entrance

Via a double glazed PVC door into the porch.

### Porch

With glazed windows to the front. Frosted double glazed PVC door to the kitchen/living room.

### Kitchen/Living Room 19'2" x 19'8" (5.846 x 6.018 )



With a set of double glazed windows to the front. Double glazed windows to the side. Frosted double glazed PVC door to the rear. Opening to the rear hall. Door to bedroom two. Feature wood burner set on tiled hearth. The kitchen is fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Four ring induction hob with extractor hood over. Oven & grill under. Space for American style fridge/freezer.

### Kitchen/Living Room



### Kitchen/Living Room



### Kitchen/Living Room



### Kitchen/Living Room



### Kitchen/Living Room



### Bedroom Two 9'3" x 9'0" (2.841 x 2.754 )



With two double glazed windows to the side.

### Bedroom Two



### Rear Hall

Door to bedroom three. Door to the bathroom. Door to dressing room.

### Bedroom Three 6'10" x 6'2" (2.085 x 1.888 )



With a double glazed window to the rear.

### Bathroom



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. Extractor fan.



**Dressing Area 8'7" x 9'7" (2.633 x 2.940 )**



With an opening to bedroom one. Spotlights.

**Dressing Area**



**Bedroom One 9'1" x 8'10" (2.769 x 2.702 )**



With two double glazed windows to the side. Double glazed PVC door to the rear. Electric radiator.

**External**

**Aerial Aspect**





### Aerial Aspect



### View



### Grounds



### Grounds



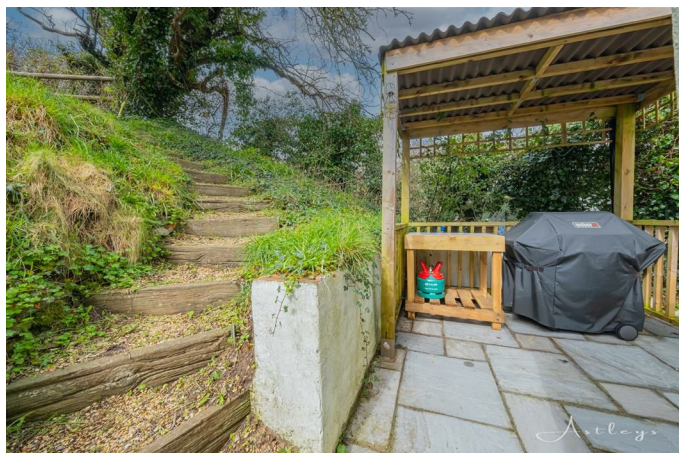
### Grounds



### Grounds



## Grounds



### Front

You have off road parking for two vehicles. Lawned garden. Raised decked seating area with ample room for tables and chairs. Detached summerhouse. Detached shed. Side access to the rear.

### Rear

Patio seating area. Lawned area. BBQ area. Steps leading up to a lawned seating area offering breathtaking sea views of Three Cliffs Bay.

### Services

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

### Council Tax Band

Council Tax Band - C

### Tenure

Freehold.

### What 3 Words

register.enthused.resolves



## Floor Plan

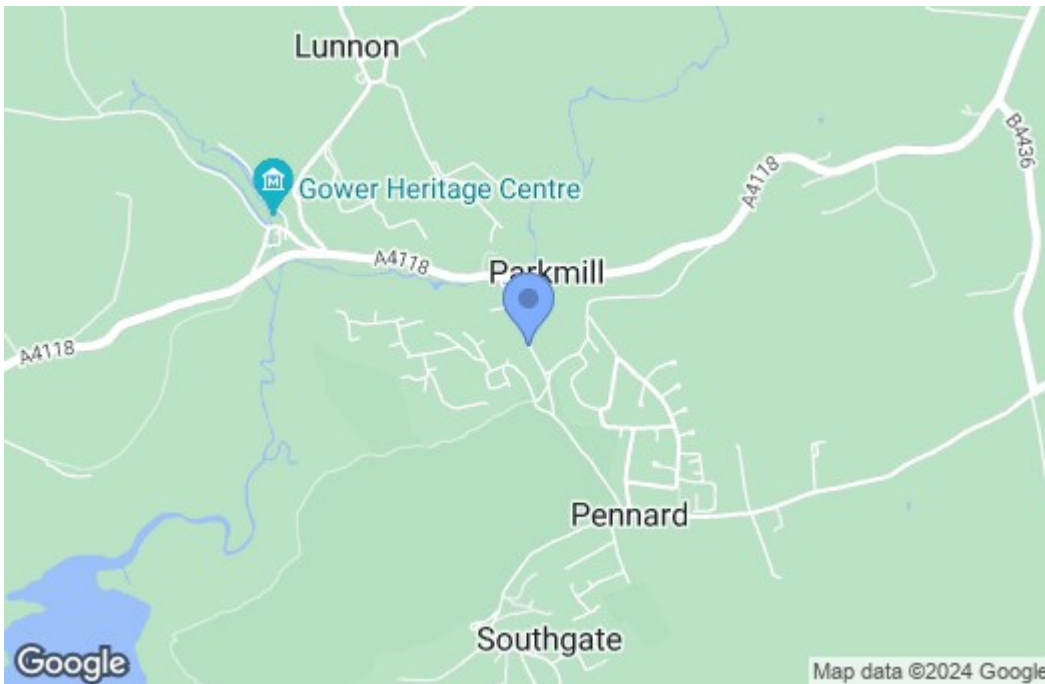


Total area: approx. 68.1 sq. metres (733.4 sq. feet)

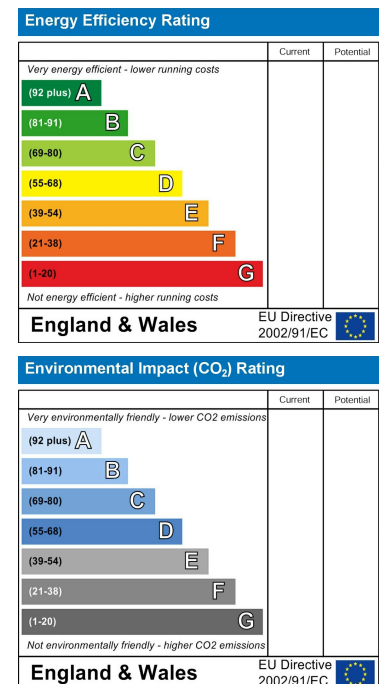
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Plan produced using PlanIt.

## Area Map



## Energy Efficiency Graph



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