



## The Bryn Reigit Lane, Murton, Swansea, City & County Of Swansea, SA3 3AN

**Offers Over £450,000**

Welcome to The Bryn. Positioned on a private road in a tranquil rural setting, this family home offers picturesque countryside and sea views that must be seen to be appreciated. Originally constructed in the 1950s, this property has a substantial internal footprint of over 1895 square feet, set on a good-sized plot of just under a fifth of an acre. The property does require modernisation, however, the potential of this home and its location offer an exciting opportunity for buyers to create their dream rural retreat with stunning countryside and sea views.

The property comprises an entrance porch, hallway, lounge, open-plan dining room leading into a family room, and a spacious kitchen/breakfast area, providing ample space for family gatherings and entertaining. Upstairs, there are three bedrooms, a bathroom, and a separate WC.



### Entrance

Via double glazed front door

### Porch

Tiled flooring and double glazed windows to both sides. Door to hallway

### Hallway



Under stairs storage, radiator, and stairs leading to the first floor. Doors to living room, Dining room and Kitchen.

### Lounge 12'2" x 12'8" (3.727 x 3.877)



Boasts a double glazed bay window to the front, and a feature fireplace with a wood surround and marble effect hearth housing an electric fire.

### Lounge



### Living/Dining Room 25'4" x 11'6" (7.735 x 3.529)



Double glazed window to rear. Radiator.

### Living/Dining Room



### Kitchen 25'0" x 9'10" (7.629 x 3.001)



Fitted with a range of wall and base units with worksurface over, inset stainless steel sink with drainer unit and mixer tap, inset 4 ring electric hob with electric oven under and extractor fan over, partially tiled walls, integrated fridge and freezer, oil-fired AGA providing central heating and hot water, double glazed windows to the rear and side, coving to the ceiling, and a double glazed door leading to lean to.

### Kitchen



### Kitchen



### Kitchen



### Lean To

Access to garage, W.C. and storage. Doors to front and rear.

### First Floor

### Landing

Features a double glazed window to the side and access to the loft space. Rooms leading off:



**Bedroom One 12'1" x 12'7" (3.707 x 3.845 )**



Double glazed bay window to front with countryside and sea views. Radiator.

**Bedroom One**



**Bedroom One View**



**Bedroom Two 13'2" x 12'9" (4.025 x 3.907)**



Double glazed window to rear with countryside views. Radiator.

### Bedroom Three 7'11" x 8'1" (2.432 x 2.487)



double glazed window to the front with countryside views and a radiator.

### Bathroom 6'9" x 9'2" (2.063 x 2.813 )



Fitted with a two-piece suite comprising wash hand basin and bath with electric shower over, built-in cupboard housing hot water cylinder, tiled walls, radiator, and a double glazed window to the rear.

### W/C 4'11" x 2'10" (1.524 x 0.873 )

Includes a wash hand basin and a double glazed window to the side, with tiled walls.

### Gardens

### Front



Gated driveway providing parking to several vehicles leading to garage. Lawned garden area.

### Rear Garden



A level garden, laid to lawn and patio area.



Rear Garden



Garage 22'10" x 11'3" (6.984 x 3.439)



Aerial



Aerial



## Aerial



## Services

Oil. Mains electric. Cesspit. Mains water. Private Road, costs shared by residents. Broadband type - No broadband installed -Broadband (estimated speeds) available- Standard 28 mbps & Superfast 76 mbps. Mobile phone coverage available with EE, Three, O2 & Vodafone.

## Council Tax Band

Council Tax Band - F

## Tenure

Freehold

## Floor Plan

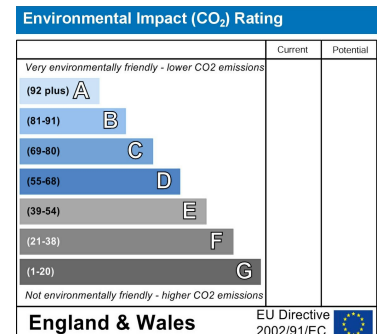
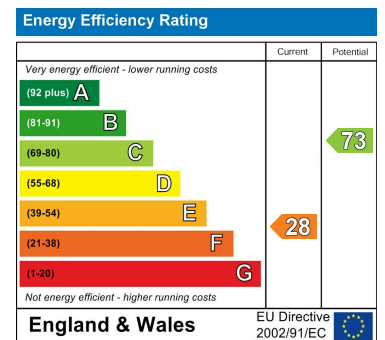


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## Area Map



## Energy Efficiency Graph



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