

Panorama Reigit Lane,  
Murton, Swansea, SA3  
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# Panorama Reigit Lane, Murton, Swansea, SA3 3AN

£475,000



Welcome to Panorama. 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. This property has a substantial internal footprint of over 1591 square feet, set on a good-sized plot of 0.16 acres. The property does require some 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 a hallway, cloakroom, lounge, dining room leading into a conservatory, and a kitchen that completes the ground floor. Upstairs, there are three bedrooms and a bathroom.

Externally, the property features driveway parking for several vehicles leading to a garage, along with a storage room and WC for added convenience. The rear of the property boasts a lawned garden with patio seating, perfect for enjoying the scenic surroundings and outdoor living.

Viewing is highly recommended to fully appreciate the potential and idyllic location this property has to offer. EPC Rating: F. Freehold. No onward chain.





#### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

#### Hallway

With stairs to the first floor. Door to the cloakroom. Door to the lounge. Door to the kitchen. Radiator. Parquet flooring.

#### Cloakroom

9'3" x 2'6"

You have a frosted double glazed window to the side. Suite comprising: WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights.

#### Lounge

11'11" x 12'5"

You have a double glazed bay window to the front. Radiator. Feature fireplace. Sliding doors to the dining room.

#### Lounge

#### Dining Room

13'1" x 12'7"

With a set of double glazed windows to the side. Radiator. Set of French doors to the conservatory.

#### Dining Room

#### Conservatory

13'10" x 20'2"

With two double glazed PVC doors to the rear. Set of double glazed windows to the rear. Two radiators. Opening to the kitchen.

#### Conservatory

#### Kitchen

11'4" x 9'11"

With a set of double glazed windows to the side. Doors to built in storage cupboards. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. The kitchen is fitted with a range of base and wall units. Space for cooker. Space for dishwasher. Space for fridge/freezer. Plumbing for washing machine. Tiled floor. Radiator.

#### Kitchen

#### First Floor

#### Landing

With loft access. Door to bathroom. Doors to bedrooms. Door to storage cupboard. Frosted double glazed stained glass to the side.

#### Landing

#### Bathroom

8'2" x 9'10"

You have a set of frosted double glazed windows to the rear. Suite comprising large corner bathtub. Large corner shower cubicle. WC. Wash hand basin. Radiator. Spotlights.

#### Bathroom

#### Bedroom One

12'0" x 12'8"

You have a double glazed bay window to the front offering sea views. Radiator.

#### Bedroom One





### Bedroom Two

133" x 127"

You have a set of double glazed windows to the rear. Radiator.

### Bedroom Three

84" x 84"

You have a set of double glazed windows to the front offering sea views. Radiator.

### Bedroom Three

### External

### Another Aspect

### Aerial Aspect

### Aerial Aspect

### Aerial Aspect

### Front

You have private parking for several vehicles leading to the detached garage. Side access on both sides of the property to the rear. Lawned garden with a variety of flowers, trees and shrubs.

### Garage

181" x 107"

Accessed via a set of metal doors, you have a set of frosted glazed windows to the side and a double glazed window to the side. Power & light.

### Rear

You have a patio seating area with ample room for tables and chairs which in turn leads to a lawned garden. The rear garden is home again to a variety of flowers, trees and shrubs. You also have a detached greenhouse.

### Rear

### Rear

### 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

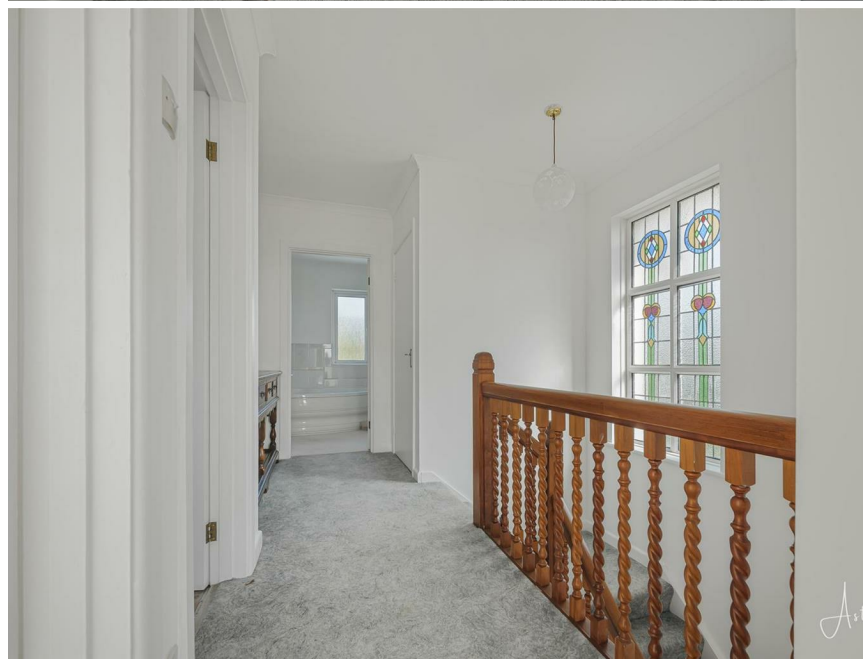
Council Tax Band - F

### Tenure

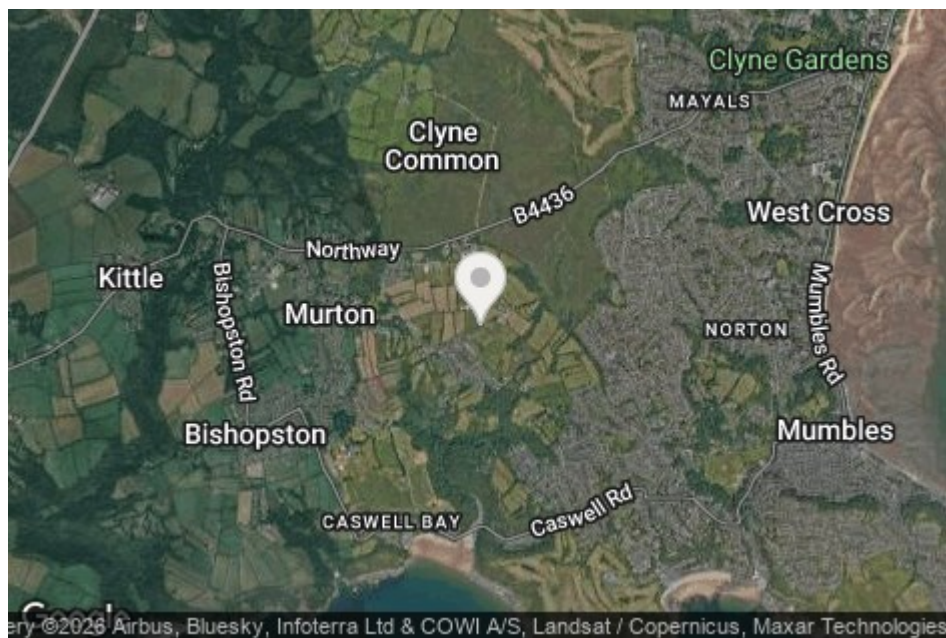
Freehold.

### Agents Notes

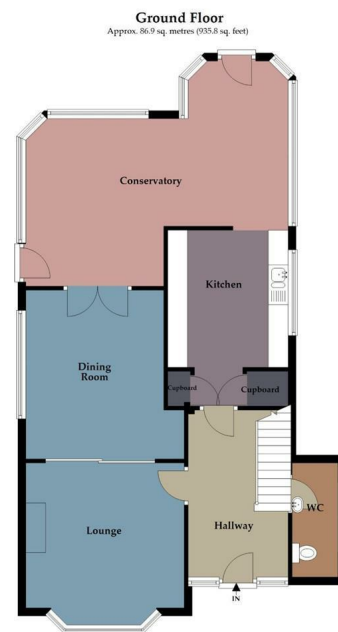
Cesspit at rear of the property is shared with the neighbour.







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



Total area: approx. 147.8 sq. metres (1591.1 sq. feet)

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Plan produced using PlanIt.