



Lon Mafon, Sketty, Swansea, SA2 9ER

Offers Over £375,000

3 1 3



- NO ONWARD CHAIN
- Open Plan Kitchen/Diner/Living/Utility Room
- Flexible Accommodation with Basement
- Viewing is Highly Recommended
- Tiered Rear Garden Lawn + Decking
- Detached Three Bedroom Property
- Balcony with Panoramic Sea Views
- Additional Kitchen + W/C in Basement
- Ample Off-Road Parking
- Quote RT001



Benefiting from flexible, spacious accommodation arranged over three levels. The property features; a lounge, open plan living and dining area, fitted kitchen, utility room, three bedrooms, family bathroom and a versatile basement level with an office/playroom, kitchenette, WC and extensive storage. A particular highlight is the full-width first-floor balcony, enjoying far-reaching panoramic views across Swansea Bay and towards Mumbles Head. Externally, the property benefits from generous off-road parking and a tiered rear garden with lawn, paved and decked seating areas. Freehold.

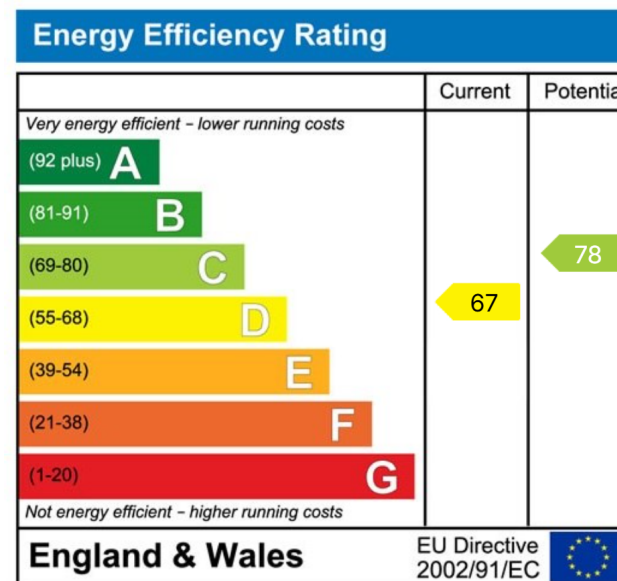
It is essential to quote RT001 when enquiring about this property.



TOTAL FLOOR AREA: 1756 sq ft (163.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Swansea, Mumbles & Cower

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It is recommended that you check the contract you have with your current agent.