

Monterosa Mary Twill
Lane, Mumbles,
Swansea, SA3 4RB

4 2 2



Monterosa Mary Twill Lane, Mumbles, Swansea, SA3 4RB

Offers Over
£899,995



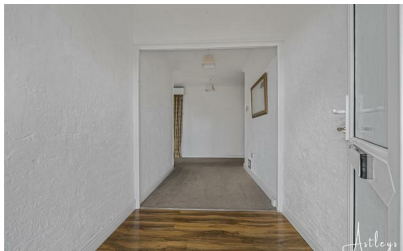
Monterosa occupies an enviable position in Newton, where village life overlaps beautifully with the local coastline, its many beaches and the open landscapes of the Gower. Newton Primary school is located within the village and Mumbles sits on its doorstep, offering a vibrant selection of cafes, restaurants and independent shops together with the promenade and pier. Both Langland and Caswell Bays are within short walking distance of the property and, along with multiple other Gower beaches, provide wonderful opportunities for walking, exercising and enjoying the outdoors.

Set within an impressive 0.25 acre plot, this substantial four bedroom detached bungalow offers approximately 2,257 sq ft of accommodation and is offered for sale with no onward chain. The predominantly single level layout provides generous and versatile living space, making it well suited to family life and those seeking a home with excellent long term potential.

The accommodation comprises a welcoming hallway, spacious lounge, conservatory, kitchen and utility area, four bedrooms, a family bathroom and an en suite to the principal bedroom. An integral garage adds further practicality, while the private driveway provides parking for several vehicles.

The gardens are a particular feature, with a lawned frontage and steps leading to a raised patio seating area with ample space for outdoor dining and entertaining. To the rear, a further patio leads onto a lawned garden, creating a pleasant setting for relaxing throughout the warmer months.

With its generous plot, substantial accommodation and desirable coastal setting, Monterosa offers a wonderful opportunity to create a comfortable and versatile home close to the beaches, amenities and lifestyle of Newton and Mumbles.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With an opening to the lounge. Door to the storage cupboard. Door to the airing cupboard. Doors to bedrooms. Door to bathroom. Door to the kitchen.

Lounge

17'10" x 16'5"

Set of double glazed windows to the front and an opening to the conservatory. Set of double glazed bifold doors to the rear garden. Feature fireplace.

Conservatory

13'5" x 14'10"

Set of double glazed windows and a double glazed PVC door leading out to the rear garden.

Bedroom One

13'5" x 15'1"

With a double glazed window to the rear. Sliding doors to built in wardrobes. Door to en suite.

En Suite

6'4" x 9'7"

With a frosted double glazed window to the rear. En suite comprising; bathtub with shower over. WC. Wash hand basin. Bidet. Tiled floor. Tiled walls. Extractor fan.

Bedroom Two

17'8" x 12'0"

Double glazed window to the front. Door to built in wardrobe.

Bedroom Three

17'5" x 13'2"

Double glazed window to the front. Door to built in wardrobe.

Bathroom

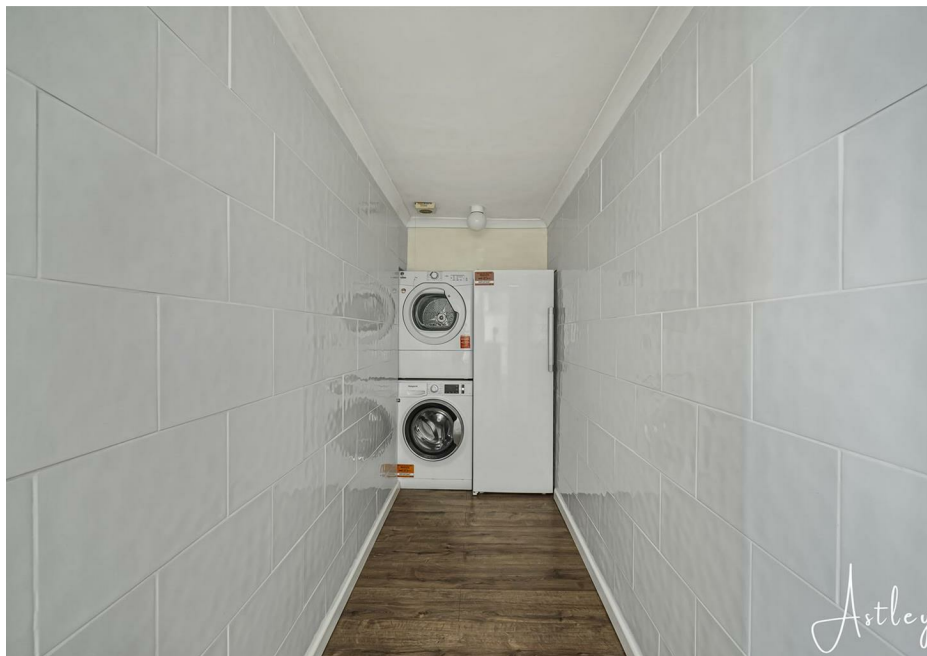
5'0" x 6'1"

Suite comprising; corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

Kitchen

13'11" x 10'3"

With a double glazed window to the rear. Door to the utility area. Door to the pantry. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Space for dishwasher. Space for fridge. Spotlights.



Utility Area/Rear Hall

Utility area with plumbing for washing machine & space for tumble dryer. Door to the integral garage. Door to bedroom four. Frosted double glazed PVC door to the rear garden.

Bedroom Four

10'7" x 9'10"

Double glazed window to the rear. Door to the cloakroom.

Cloakroom

4'6" x 2'7"

Frosted double glazed window to the rear. WC. Wash hand basin.

Integral Garage

18'3" x 14'10"

With an electric 'up and over' door. Frosted double glazed window to the side. Power and light.

External

Drone Shot

Another Aspect

Front

You have private driveway parking for several vehicles leading to the integral garage. Lawned garden. Steps leading up to a raised patio seating area with ample room for tables and chairs.

Rear

Patio seating area with ample room for tables and chairs which in turn leads to a lawned garden.

Services

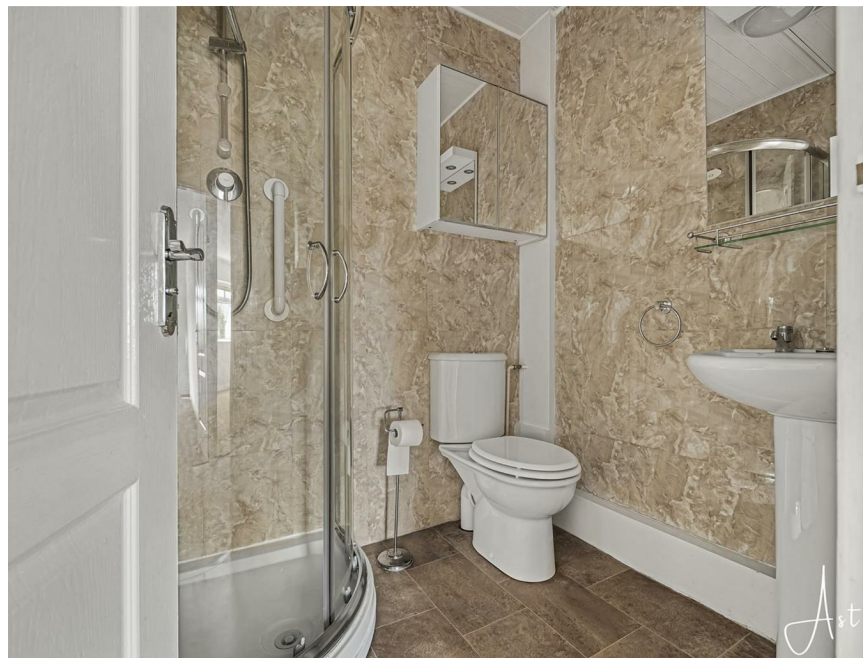
Mains electric. Mains sewerage. Mains water. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - I

Tenure

Freehold.





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		
	65	78
England & Wales		
EU Directive 2002/91/EC		

Total area: approx. 209.7 sq. metres (2257.4 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services, and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.
Plan produced using PlanIt.