



# Lon Mefus, Sketty Swansea

**£350,000**

- Two bedroom bungalow
- Spectacular sea views
- Currently undergoing renovations. Soon to be finished.
- New rewire, central heating and boiler
- EPC Rating: G



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## About the property

Welcome to this inviting two-bedroom bungalow on Lon Mefus with spectacular sea views- a lovely, quiet street in the popular Sketty district with links to Olchfa Comprehensive school. The property boasts a generous and flexible layout, featuring a welcoming entrance hall that flows into a bright and airy living room with large windows that frame the sea view and bathe the space in natural light. The well-equipped kitchen provides ample storage and workspace, with room for casual dining and easy access to the rear garden - perfect for alfresco meals and summer entertaining. The kitchen is currently still under-going renovations expected to be completed in the near future. Two comfortable bedrooms offer versatility for family living or can be adapted for home office or hobby space. The principal bedroom enjoys a peaceful aspect and is served by a family bathroom with contemporary fittings. Outside, the bungalow benefits from a tiered front garden and large rear garden. With gas central heating and double glazing throughout, the property offers warmth and efficiency year-round. Located in Sketty, you're just a short distance from parks, reputable schools, local shops and Swansea's vibrant city centre.

## Accommodation

### Lounge

10' 7" x 14' 11" ( 3.23m x 4.55m )

### Kitchen

10' 6" x 19' 10" ( 3.20m x 6.05m )

### Bedroom 1

10' 7" x 14' 7" ( 3.23m x 4.45m )

### Bedroom 2

12' 2" x 8' 4" ( 3.71m x 2.54m )

### Bathroom

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.