

4a Mansel Drive,
Murton, Swansea, SA3
3AL



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Offers Over
£650,000



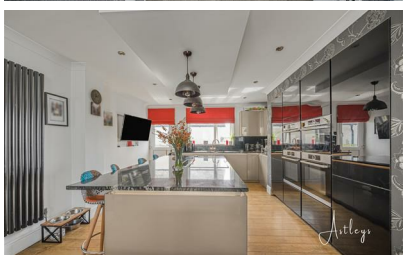
Set within one of Gower's most desirable villages, this impressive detached family home enjoys an enviable lifestyle surrounded by beautiful coastline, sandy beaches and open countryside. The village offers a welcoming community with well regarded schools, independent cafés, local shops and traditional pubs, while Swansea city centre and the M4 are within easy reach for commuting.

Occupying a generous plot of approximately 0.05 acres and extending to around 2,541 square feet, the property provides spacious and versatile accommodation designed to suit modern family life. The ground floor features generous living spaces alongside a well appointed kitchen and utility room, with four bedrooms, a family bathroom and cloakroom offering excellent flexibility for growing families, guests or home working.

Upstairs, two generous principal bedrooms each enjoy the privacy and comfort of their own en suite bathroom, creating a peaceful retreat away from the main living accommodation.

Outside, the property is surrounded by established gardens filled with a variety of flowers, trees and shrubs. To the front, a private driveway provides parking for several vehicles and leads to the garage. The rear garden offers an attractive patio for outdoor dining, a lawn, a gravelled seating area and a summer house, creating a wonderful space to relax and entertain throughout the seasons.

Offering generous living space in an outstanding village setting close to the Gower coastline, this is a home that combines practicality, comfort and an exceptional quality of life.



Entrance

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

Hallway

With stairs to the first floor. Radiator. Door to the kitchen. Door to the utility. Door to bathroom. Door to cloakroom. Doors to bedrooms three, four, five and six. Two radiators.

Utility Room

9'2" x 6'9"

Double glazed window to the side. Sliding door to airing cupboard. Running work surface incorporating a stainless steel sink. Space for washing machine. Space for tumble dryer. Tiled floor. Spotlights.

Kitchen

13'1" x 24'6"

With an opening into the lounge. Set of double glazed windows to the side. Double glazed PVC door to the side. A beautifully appointed kitchen fitted with a range of base and wall units. Running granite work surface incorporating a sink with mixer tap over. Double Bosch integral oven and grill. Integral fridge. Integral freezer. Central breakfast island housing a five ring Bosch induction hob with extractor hood. Radiator.

Lounge

14'7" x 24'9"

Set of bi fold doors leading out to the rear garden. Two radiators. Feature fireplace.

Bathroom

8'8" x 9'10"

Frosted double glazed window to the side. Suite comprising: corner shower cubicle. Bathtub. WC. Two wash hand basins. Chrome heated towel rail. Tiled walls. Spotlights.

WC

6'4" x 2'8"

Frosted double glazed window to the side. WC. Wash hand basin. Radiator. Part tiled walls.

Bedroom Three

15'1" x 12'4"

Set of double glazed windows to the front. Radiator. Door to built in wardrobes.

Bedroom Four

11'11" x 11'6"

Set of double glazed windows to the front. Radiator.

Bedroom Five

10'10" x 12'1"

Currently being used as an office. Set of double glazed windows to the side. Radiator.

Bedroom Six

11'11" x 6'11"

Double glazed window to the side. Radiator.

First Floor

Landing

Velux roof window to the side. Spotlights. Doors to bedrooms one and two. Doors to built-in storage cupboards.



Bedroom One

152" x 261"

Set of Velux roof windows to the side. Door to en suite. Two radiators. Door to rear Juliet balcony. Doors to built-in wardrobes. Door to eaves storage.

En Suite

67" x 86"

Velux roof window to the side. Suite comprising a large walk-in shower. WC. Wash hand basin. Chrome heated towel rail.

Bedroom Two

209" x 120"

Set of Velux roof windows to the side. Door to en suite. Two radiators. Door to eaves storage.

En Suite

411" x 72"

Velux roof window to the side. Suite comprising: corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Part tiled walls.

External

Aerial Aspect

Front

Private driveway parking for several vehicles leading to the garage. Lawned garden home to a variety of flowers, trees and shrubs.

Driveway

Rear

Patio seating area with ample room for tables and chairs, which in turn leads to a lawn garden. The rear garden is home to a variety of flowers, trees and shrubs. Graveled seating area. Access to the summer house.

Summer House

77" x 116"

Via a double glazed PVC door. Tiled floor and a door to the garage.

Garage

2211" x 124"

Via 'up and over' door. Power and light.

Services

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

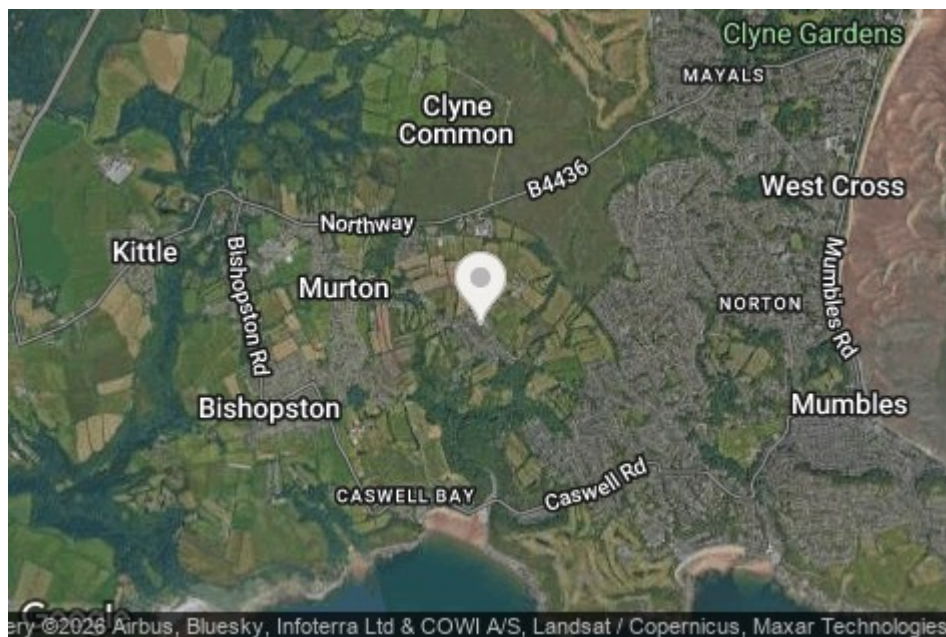
Council Tax Band

Council Tax Band - G

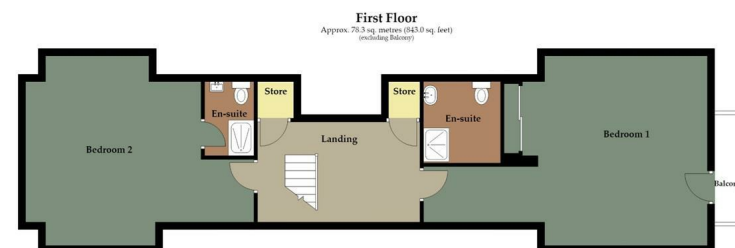
Tenure

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		
	45	78
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 236.1 sq. metres (2541.5 sq. feet)

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