

84 Manselfield Road,  
Murton, Swansea, SA3  
3AG



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# 84 Manselfield Road, Murton, Swansea, SA3 3AG

£400,000



Close to the sweeping coastline of the Gower Peninsula, Murton offers a setting that feels both connected and quietly removed. Within easy reach are sandy beaches, cliffside walks and open countryside, while the village itself retains a strong sense of community with well regarded schools, independent cafés and everyday amenities nearby. Swansea city centre is accessible for wider shopping and transport links, yet the rhythm here remains unhurried, shaped by sea air and green space.

This detached bungalow sits comfortably within its plot, presenting a home that balances simplicity with thoughtful design. The internal layout unfolds from a central hallway, leading into a well proportioned lounge where natural light settles easily throughout the day. The kitchen is arranged for practical use while maintaining a sociable connection to the rest of the home.

Two bedrooms are positioned to offer privacy and calm, with the principal room benefitting from its own en suite. A separate bathroom serves the second bedroom and guests, completing a layout that is both efficient and well considered.

We feel the bungalow could easily be converted into a three bedroom bungalow.

Outside, the property enjoys a measured sense of space. The front garden is laid to lawn, while a private driveway provides parking for two vehicles. Side access leads to an enclosed rear garden where a patio offers a place for outdoor dining and quiet afternoons, extending onto a lawn bordered by walling and fencing for a sense of seclusion. A set of doors opens to a studio with shower room, creating a flexible addition suited to work, hobbies or retreat.

The overall impression is of a home that sits easily within its surroundings, offering a composed and comfortable base from which to enjoy the character of the Gower and the convenience of nearby Swansea. Access to Caswell Beach is accessible via Bishops wood.



### Entrance

Via a PVC door into the hallway.

### Hallway

With a door to the lounge. Doors to bedrooms. Door to bathroom. Door to kitchen. Door to built-in storage cupboards. Radiator.

### Lounge

15'4" x 29'10"

With a set of double glazed windows to the front. Set of double glazed windows to the side. Three radiators.

### Kitchen

10'11" x 19'2"

Set of double glazed windows to the rear. Door to the lounge. A well appointed kitchen fitted with a range of base wall units, running work surface incorporating a sink and drain unit, four ring induction hob with extractor hood over. Integral oven and grill, space for dishwasher, space for washing machine, plumbing for washing spotlights. Radiator. Tiled floor.

### Bathroom

7'3" x 8'0"

Frosted double glazed window to the rear. Suite comprising; bath with shower over. WC. Two wash hand basins. Heated towel rail. Extractor fan.

### Bedroom One

11'4" x 13'10"

You have a double glazed window to the rear. Radiator. Door to en suite.

### En-Suite

4'10" x 7'2"

With a corner shower cubicle. WC. Wash hand basin. Heated towel rail. Extractor fan.



### Bedroom Two

11'6" x 10'11"

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

### External

#### Front

Lawned garden. Side access to the rear. Private driveway parking for three vehicles.

#### Another Aspect

#### Aerial Aspect

#### Rear

Patio seating area with ample room for tables and chairs which in turn leads to a lawned garden. All enclosed rear garden and bordered by wall and fencing. Set of doors to the studio.

### Studio

13'9" x 9'8"

Double glazed window to the side. Sliding door to the shower room. Sliding door to the storage area. Spotlights.

### Shower Room

4'3" x 6'9"

Frosted double glazed window to the rear. Suite comprising; large walk-in shower. WC. Wash hand basin. Spotlights. Extractor fan.

### Services

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

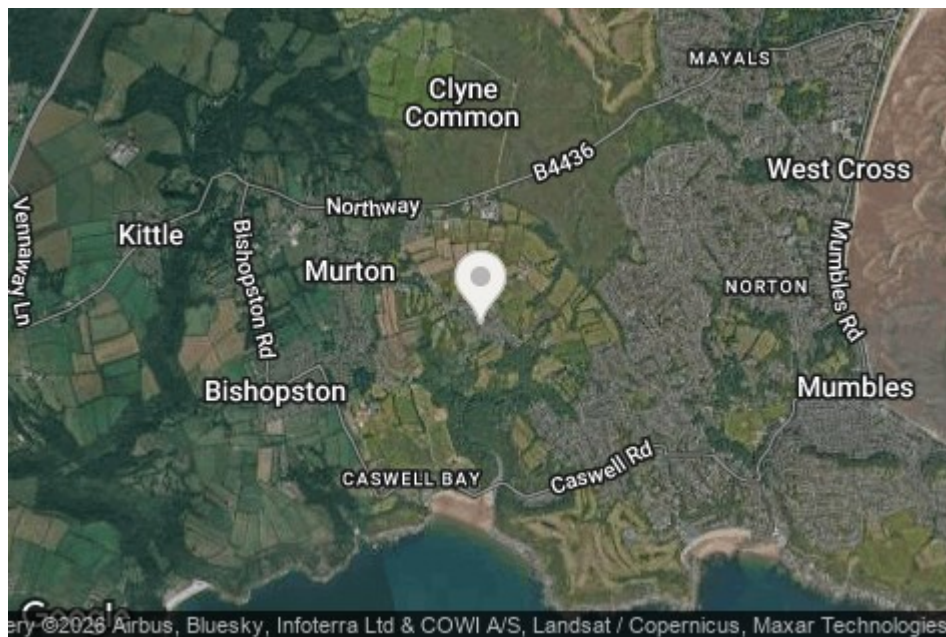
### Council Tax Band

Council Tax Band - F

### Tenure

Freehold.





| 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 |         |           |
|                                             | 69      | 86        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Total area: approx. 100.2 sq. metres (1078.8 sq. feet)

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Plan produced using PlanUp.