



Lon Bryngwyn, Sketty, Swansea, SA2 OTX  
Asking Price £159,950



A well maintained, traditional three bed semi detached property with glorious views over Swansea Bay and Mumbles Head. The accommodation includes an entrance hall, lounge, dining room, kitchen, three bedrooms, two of which have sea views and a first floor bathroom and w.c. There is UPVC double glazed windows throughout. Gas central heating. Front and rear gardens laid to lawn and a hard standing area for parking at the rear. Easy access to local shops and amenities. No Upper Chain Involved.

Asking Price £159,950



**ENTRANCE**

Enter via UPVC double glazed obscured glass panel door into:-

**HALLWAY**

UPVC double glazed obscured glass windows to front, staircase to first floor, radiator, two under stairs storage cupboards, wooden floor boards, wooden doors leading to:-

**LOUNGE 4.17m (max) x 3.43m (13'8" (max) x 11'3")**

UPVC double glazed bay window to front with partial sea views. Fitted electric fire, radiator, wooden floor boards.

**DINING ROOM 3.93m (max) x 3.79m (12'11" (max) x 12'5")**

UPVC double glazed bay window to rear, fitted electric fire, radiator, wooden floor boards.

**KITCHEN 3.81m x 2.12m (12'6" x 6'11")**

Fitted with a range of wooden wall and base units incorporating granite effect work surface over, set in stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob with integrated extractor hood, space and plumbing for washing machine, UPVC double glazed window to rear and UPVC door with double glazed window for access.

**FIRST FLOOR**

**LANDING**

Split level landing, obscured stained glass window to side, doors leading to:-

**BEDROOM 1 4.00m (max) x 3.44m (13'1" (max) x 11'3")**

UPVC double glazed bay window giving glorious views over Mumbles Bay, alcoves and radiator.

**BEDROOM 2 4.00m (max) x 3.79m (13'1" (max) x 12'5")**

UPVC double glazed window to rear, alcoves, radiator.

**BEDROOM 3 2.27m x 2.12m (7'5" x 6'11")**

UPVC double glazed window giving stunning views over Mumbles Bay. Radiator.

**BATHROOM 2.09m x 1.67m (6'10" x 5'6")**

White two piece suite comprising of pedestal wash hand basin, panelled bath with shower over, chrome heated towel rail, cupboard housing "Baxi" boiler.

**W.C.**

Low level w.c

**EXTERNAL**

**FRONT**

Small front garden laid to lawn with side pedestrian access to rear garden.

**REAR**

Steps and path leading up to a lawn area and a brick built shed. There is a hard standing for potential off road, a gate would need to be added and possible drop of the pavement.

**DIRECTIONS**

From our Sketty showroom take a right at the traffic lights onto Vivian Road. Continue ahead going through the first mini roundabout and bear left on the second. On reaching the third mini roundabout take a right onto Townhill Road. Continue along taking the third turning right onto Lon Bryngwyn. The property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

