



3 Tudor Way, Murton, Swansea, SA3 3AZ  
Offers In The Region Of £460,000

Opportunity to purchase a spacious, detached, four bedroom home. Ideally situated in the heart of Murton. The property lies within the highly regarded Bishopston comprehensive school catchment which is just a short walk away, also close to local amenities including a post office, shop and local pub as well as being a short drive from the bustling village of Mumbles. The accommodation itself briefly comprises; entrance hallway, cloakroom, L-shaped lounge, dining room, kitchen/breakfast area and utility room with door leading to integral garage. To the first floor there are four generous sized bedrooms - master benefits from en-suite facilities as well as a family bathroom. Externally there is driveway parking to the front with the remainder of the garden laid to lawn. To the rear is a large, private, laid to lawn garden surrounded by mature plants and shrubs with patio seating areas. The property does require modernising throughout giving any buyer the opportunity to add their own touch. Viewing highly recommended to appreciate the lovely location and potential on offer. NO CHAIN.

## Offers In The Region Of £460,000



### Entrance

Enter via double glazed front door into:

### Hallway

Radiator. Tiled flooring. Door to:

### Cloakroom 8'0 x 4'0 (2.44m x 1.22m)

Double glazed frosted window to front. Comprising low level W.C and wash hand basin set over vanity unit with three storage cupboards. Radiator. Part tiled walls and tiled flooring. Due to the size, the room has the potential to accommodate a shower cubicle if so desired.

### Dining Room 14'0 x 13'0 (4.27m x 3.96m)

Double glazed window to front. Space to accommodate large dining table. Radiator. Stairs to first floor. Doors to:

### L-shaped Lounge 25'0 x 16'0 (7.62m x 4.88m)

Double glazed window to front along with double glazed French doors to rear connecting the garden and home beautifully, as well as allowing plenty of natural light, giving this spacious room a bright and airy feel. Feature fireplace housing gas fire set within a decorative wooden surround with marble hearth offering an attractive focal point. Two radiators.

### Kitchen/Breakfast Area 19'0 x 10'0 (5.79m x 3.05m)

Two double glazed windows to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap as well as a breakfast bar with seating below. Tiled splash back. Integrated appliances include eye level double oven with five ring gas hob and extractor above. Space for dishwasher. Space to accommodate large breakfast table. Radiator. Tiled flooring. Door to:

### Utility Room

Double glazed window and door to rear. Fitted with a range of base units with work surfaces over incorporating stainless steel sink unit. Floor standing boiler. Spaces for washing machine and tumble dryer. Tiled flooring. Door leading to:

### Garage 18'0 x 7'0 (5.49m x 2.13m)

Up and over door. Power supply.

### First Floor

#### Landing

Door to airing cupboard housing water tank and shelving. Access to attic via hatch. Doors to:

#### Bedroom One 17'0 x 16'0 (5.18m x 4.88m)

Double glazed window to front and double glazed frosted window to side. Radiator. Door to:

#### En-suite

Double glazed frosted window to rear. Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath and separate shower cubicle. Radiator. Tiled walls and flooring.

#### Bathroom 8'0 x 6'0 (2.44m x 1.83m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit with storage below and panel bath with shower over. Radiator. Tiled walls and flooring.

#### Bedroom Two 16'0 x 11'0 (4.88m x 3.35m)

Double glazed window to front. Storage cupboard in eaves. Radiator.

#### Bedroom Three 16'0 x 10'0 (4.88m x 3.05m)

Double glazed window to front. Radiator. Currently utilised as a study.

#### Bedroom Four 11'0 x 10'0 (3.35m x 3.05m)

Double glazed window to front. Radiator.

### External

#### Front

Driveway leading to single integral garage providing ample off road parking. The remainder of the well maintained garden is laid to lawn. Gated access leading to the rear.

#### Rear

A paved patio terrace lies adjacent to the property offering the perfect setting for relaxing, outdoor dining and entertaining. The remainder of the spacious garden is laid to lawn and bordered with a variety of mature plants and shrubs. A convenient storage shed along with a green house can be found at the top of the garden.

### DIRECTIONS

From our Mumbles office proceed up Newton Road through the traffic lights and up the hill onto New Well Lane to the Newton Inn. Turn right at the junction and follow the road bearing left onto Murton Lane. Continue along this road into Mansfield Road past Murton post office and take a left turn into Long Acre. Turn right into Tudor Way and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

