



7 Longfields, Bethany Lane, Swansea, SA3 5UB
£620,000

A rare opportunity to purchase a beautifully presented, spacious home, which offers versatile living. Located in Longfields Bethany Lane, a quiet cul de sac which is moments from the beach-side promenade but with the added luxury of a more peaceful setting enjoying all the benefits of living close to the promenade walk into Mumbles Village. The accommodation briefly comprises, entrance hallway, cloakroom, lounge, open plan modern fitted kitchen diner family room, a stylish utility room also occupies this floor with an integral door leading to garage. To the first floor are five double bedrooms two of which benefit from en suite facilities, family bathroom. Externally, garage, driveway to the front provides off road parking for two vehicles. To the rear, low maintenance garden and patio seating areas connect to the living space effortlessly. Viewing is highly recommended to appreciate the convenient location and standard of living on offer.

£620,000



Entrance

Via double glazed door into hallway. Stairs to first floor with spacious under stairs storage cupboard. Wood effect laminate flooring. Radiator. Doors into:

Cloakroom 5'01 x 3'08 (1.55m x 1.12m)

UPVC double glazed frosted window to side. Tiled flooring. Radiator. Fitted with a two piece suite comprising: WC and wash hand basin.

Lounge 19'09 x 20'01 (6.02m x 6.12m)

UPVC double glazed windows to front and side. Two radiators.

Kitchen/Diner 19'03 x 24'04 (5.87m x 7.42m)

Fitted with a range of wall and base units with granite work surface over. Central island/breakfast bar with granite work surface over. One and half bowl

sink and drainer with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Built in microwave. Built in electric oven with built in five ring induction hob and stainless steel extractor fan over. Tiled flooring. Three radiators. Double glazed French doors to rear. Double glazed window to rear.

Utility Room

Fitted with a range of wall and base units with complementary work surface over. One and a half bowl sink. Integrated washing machine. Extractor fan. Double glazed window to rear. Double glazed door to rear. Door into integral garage.

Garage

Up and over door. Wall mounted 'Ideal' gas combination boiler.

First Floor

Landing

Velux window. Radiator. Airing cupboard housing water tank. Storage cupboard with radiator. Loft access hatch.

Master Bedroom 20'02 x 15'06 (6.15m x 4.72m)

UPVC double glazed window to side. Two Velux windows. Built in wardrobes. Two radiators. Door into:

En-suite

Fitted with a three piece suite comprising: walk in shower with rainfall shower over. WC and wash hand basin. Wall mounted heated chrome towel rail. Tiled flooring. Velux window. Extractor fan.

Bedroom Two 16'08 max x 9'10 (5.08m max x 3.00m)

UPVC double glazed window to front. Radiator. Built in double wardrobe. Door into:

En-suite

Fitted with a three piece suite comprising: walk in shower with rainfall shower over. WC and wash hand basin. Wall mounted heated chrome towel rail. Tiled flooring. Extractor fan.

Bedroom Three 14'02 x 11'00 (4.32m x 3.35m)

UPVC double glazed window to rear. Radiator.

Bedroom Four/Study 10'02 x 9'11 (3.10m x 3.02m)

UPVC double glazed window to rear. Radiator.

Bedroom Five 11'09 x 9'05 (3.58m x 2.87m)

UPVC double glazed window to rear. Radiator.

Bathroom

Fitted with a three piece suite comprising: bath. WC and wash hand basin. Wall mounted heated towel radiator. Double glazed frosted window to side.

External

Front

Parking for two vehicles. Side access on both sides to rear.

Rear

Patio area with steps leading to a further patio area. Bordered with Flower bed at rear.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: B

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

