



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK



# Lon Cwmgwyn, Sketty, Swansea, SA2 0TY

Offers In Region Of £300,000

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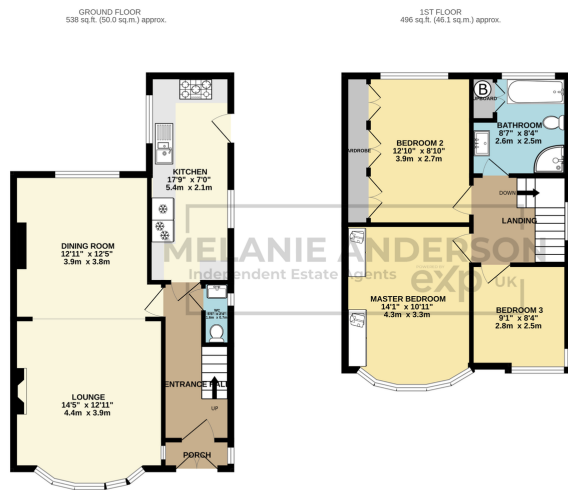
- Set in an Elevated Position with Uninterrupted Sea Views to Front
- Open Plan Lounge/Diner
- Traditional Bay Fronted Semi-Detached Property
- Ground Floor W/C
- First Floor Family Bathroom
- Sought After Sketty Location
- Nearby Swansea University, Singleton Hospital & M4
- Ideal Family Home within Good School Catchments



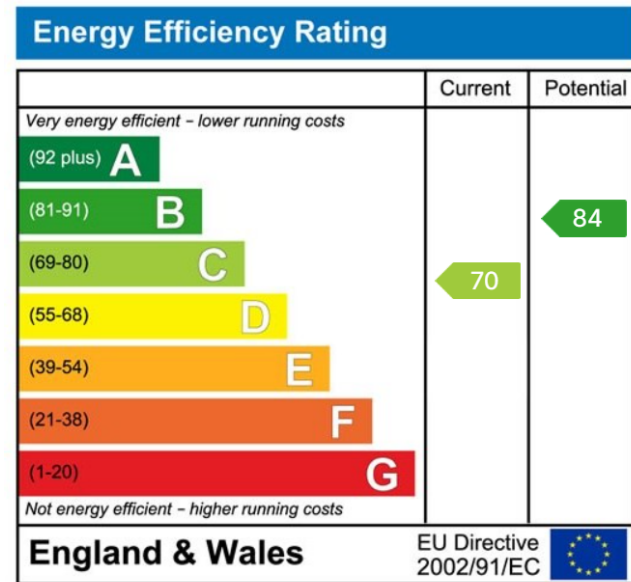




Set in an elevated position is this very well presented traditional bay fronted semi-detached property enjoying uninterrupted sea views of Swansea Bay towards Mumbles Pier. Accommodation briefly comprising; open plan lounge/ diner, fitted kitchen and w/c to the ground floor, with three bedrooms and a modern family bathroom to the first floor. Externally there is a south facing front patio area which is perfect for entertaining, with a low maintenance tiered garden to rear. Property is within good school catchments making this an ideal family home. Situated in an ideal location nearby Swansea University, Singleton Hospital and Swansea City Centre with easy access to the M4. Viewing comes highly recommended to appreciate all it has to offer.



TOTAL FLOOR AREA: 1035 sq ft (96.1 sq m) approx.  
These areas are approximate and have been made by reference to the plans of the Property. The actual area of the Property, including the area of any outbuildings, may vary and any other terms and conditions apply. The actual area of the Property may vary from the area shown on the plans. The actual area of the Property may vary from the area shown on the plans. The actual area of the Property may vary from the area shown on the plans.



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Swansea, Mumbles & Cower

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