20 Lon Cadog

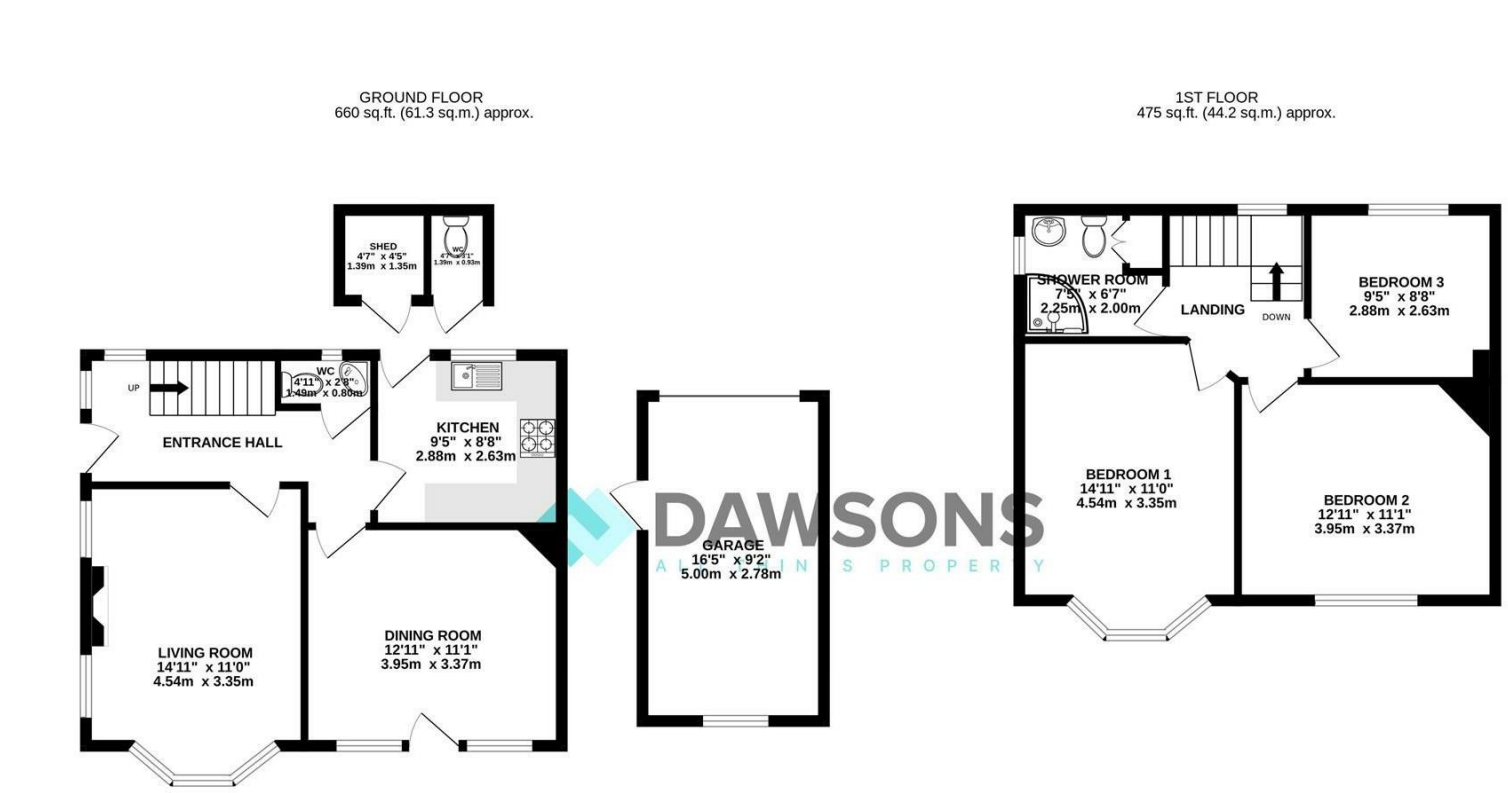
Sketty, Swansea, SA2 0TS

Asking Price £315,000

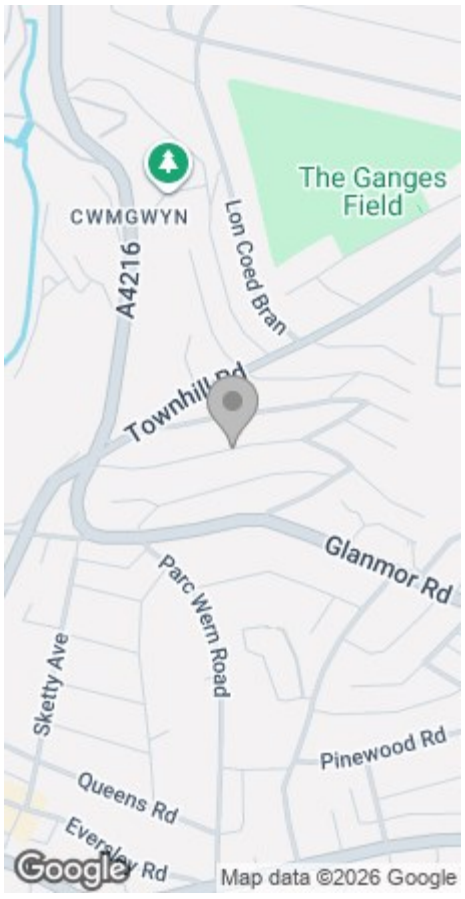
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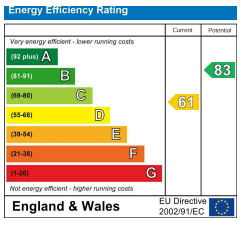
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

No Chain! Situated on the sought-after Lon Cadog in Sketty, this traditional three-bedroom semi-detached home enjoys wonderful views across Swansea Bay towards the iconic Mumbles Head.

The accommodation is entered via a side hallway and comprises a convenient downstairs cloakroom, a comfortable front-facing living room and a separate dining room. Patio door from the dining room open onto a paved seating area at the front of the property, perfectly positioned to make the most of the beautiful coastal outlook. A fitted kitchen completes the ground-floor accommodation.

To the first floor are three bedrooms and a shower room.

Externally, the property benefits from gardens and a garage situated to the rear.

Ideally located within easy reach of Sketty's wide range of shops, cafés and everyday amenities, the property also provides convenient access to Swansea University, Singleton Hospital, Singleton Park and the beautiful Swansea foreshore.

Viewing is highly recommended to appreciate the accommodation, sought-after location and impressive views this lovely home has to offer.



FULL DESCRIPTION

GROUND FLOOR

SIDE ENTRANCE HALLWAY

LIVING ROOM
14'10" x 10'11" (4.54m x 3.35m)

DINING ROOM
12'11" x 11'0" (3.95m x 3.37m)

CLOAKROOM

KITCHEN
9'5" x 8'7" (2.88m x 2.63m)

FIRST FLOOR

LANDING

BEDROOM 1
14'10" x 10'11" (4.54m x 3.35m)













BEDROOM 2
12'11" x 11'0" (3.95m x 3.37m)

BEDROOM 3
9'5" x 8'7" (2.88m x 2.63m)

SHOWER ROOM
7'4" x 6'6" (2.25m x 2.00m)

EXTERNAL
Shed and adjoining WC

GARAGE
16'4" x 9'1" (5.00m x 2.78m)







TENURE
FREEHOLD

COUNCIL TAX BANDING
D

EPC RATING
D

SERVICES
Mains gas, electric, water & drainage - billed
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage





