21 Mansellfield Road

Murton, Swansea, SA3 3AP

Asking Price £400,000

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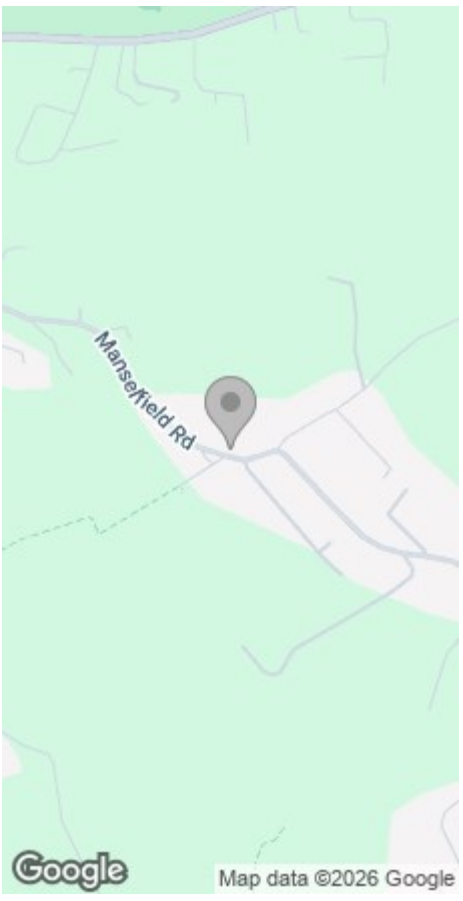


FLOOR PLAN

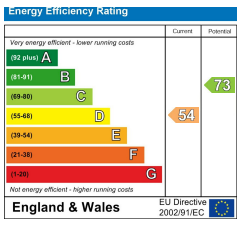


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Situated in the sought-after village of Murton, this detached family home offers spacious accommodation, generous outside space and excellent potential for modernisation. Ideally positioned for access to the beautiful Gower coastline, the property is within easy reach of beaches, cliff-top scenery and woodland walks, making it an appealing choice for those looking to enjoy a more relaxed coastal lifestyle.

The property is also situated within the catchment area for Bishopston Primary and Comprehensive School and is conveniently located for the popular village of Mumbles, with its excellent selection of independent shops, cafés, bars, restaurants and other amenities.

Internally, the accommodation briefly comprises an entrance hallway, lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms, a dressing room, family bathroom and separate WC.

Externally, the property benefits from a driveway providing parking for several vehicles, together with a front garden laid mainly to lawn. Side access leads through to the rear garden, which is level, enclosed and laid to lawn, providing a good-sized private outdoor space. There are also useful storage rooms and a WC to the rear.

The property does require modernisation throughout, but offers considerable scope for a purchaser to update and improve the accommodation to their own taste and requirements. With its detached position, generous gardens, ample parking and excellent location close to the coast, countryside and amenities of Mumbles, this property represents an exciting opportunity to create a desirable family home.

FULL DESCRIPTION

Porch

Entrance Hall

Living Room
14' x 11' (4.27m x 3.35m)

Dining Room
14' x 9'10 (4.27m x 3.00m)

Kitchen
12'1 x 11'6 (3.68m x 3.51m)

Lean To
12'1 x 3'1 (3.68m x 0.94m)

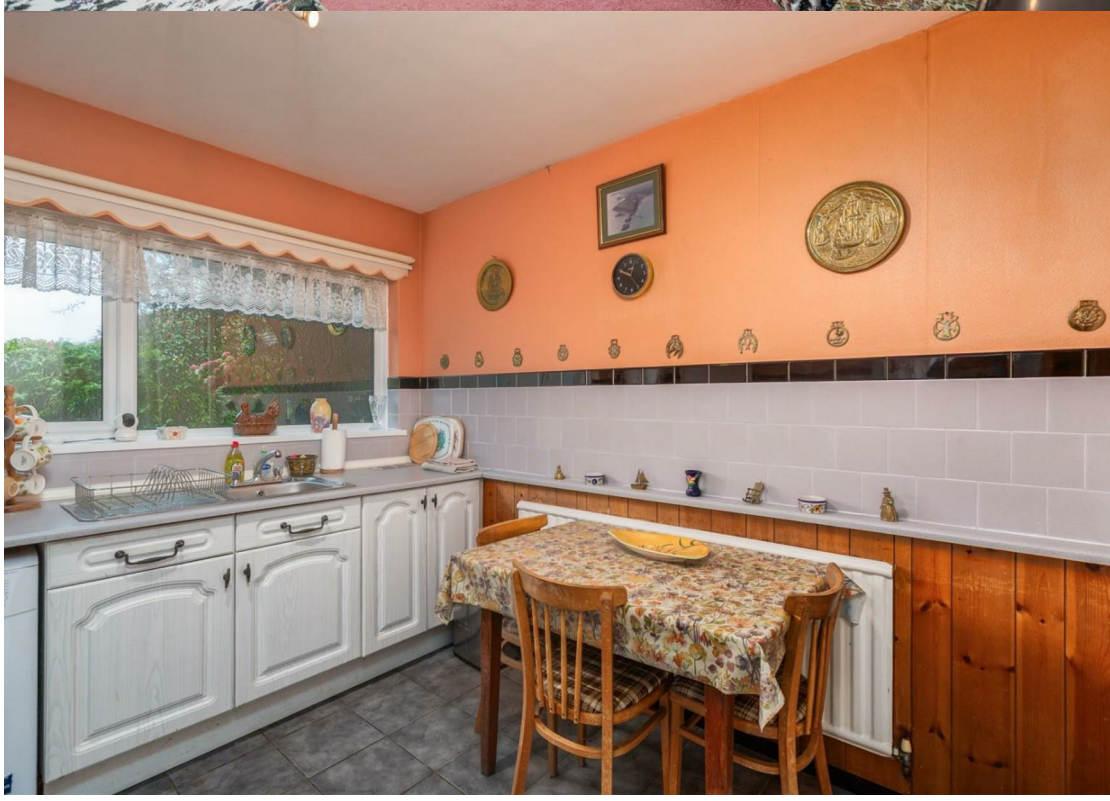
Wc

Stairs To First Floor

Landing















Bedroom 1
12'2 x 12' (3.71m x 3.66m)

Bedroom 2
12'2 x 10'10 (3.71m x 3.30m)

Bedroom 3
10'6 x 9'1 (3.20m x 2.77m)

Dressing Room
5'7 x 3'7 (1.70m x 1.09m)

Bathroom

Wc

Parking
Parking is available via the driveway & garage.

Tenure - Freehold

Council Tax Band F

EPC - E

Services
Mains gas, electric, water (metered) and drainage.
Broadband - The current supplier is Utility Warehouse. the broadband type is Fibre.
Mobile - There are no known issues with mobile coverage. You are advised to refer to the Ofcom checker regarding mobile and broadband coverage.





