



9 Longfields Bethany Lane, Swansea, SA3 5UB Offers Over £600,000

LUXURY DETACHED 5 BEDROOM HOME set out over 3 STOREYS in an EXCLUSIVE DEVELOPMENT in close proximity to the SEAFRONT PROMENADE & MUMBLES.

Constructed by the award winning HALE HOMES, known for building HIGH QUALITY, ECO FRIENDLY HOMES with SUSTAINABLE MATERIALS. The property is set within a TRANQUIL CUL-DE-SAC with OFF ROAD PARKING and a GARAGE with ROOM ABOVE (for storage or development). This STUNNING HOME is in IMMACULATE CONTEMPORARY ORDER & also features 3 BATHROOMS, WC, KITCHEN/DINING ROOM and a SPACIOUS LIVING ROOM.

The ENCLOSED GARDEN is WELL MAINTAINED and accessible from both the kitchen & living room - making an EXCELLENT OUTDOOR DINING & ENTERTAINING SPACE & a suitable and safe environment for CHILDREN & PETS. With the benefit of the SEAFRONT WALKWAY/CYCLEPATH approx. 100 meters from your home stretching from Mumbles pier all the way to Swansea marina, you're perfectly placed to make the most of outdoor living! Call to view this EXCLUSIVE HOME in an INCREDIBLE LOCATION now!

www.smithshomes.com

Hallway

12'4" x 6'11" widest (3.78 x 2.11 widest)



Featuring wood effect flooring, radiator, chrome sockets & switches (which feature throughout the home) and composite front door.

Kitchen/Dining Room

20'6" x 14'2" (6.25 x 4.32)



Stylish kitchen/living space with tiled flooring, dual aspect PVCu windows with fitted blinds, radiator, storage cupboard, tv point and further composite door to the rear garden. The kitchen is incredibly well equipped and features granite worktops, with integral drainer & stainless steel sink, integral dishwasher, fridge freezer, washing machine, cabinet mounted double oven, microwave, gas hob & extractor.

WC

7'1" x 3'1" (2.16 x 0.94)



Downstairs cloakroom with tiled flooring, radiator, sink & WC.

Living Room

17'11" x 10'8" (5.48 x 3.26)



Well proportioned living comprising wood effect flooring, dual radiators, tv point, fireplace hearth, PVCu windows & patio doors to the rear garden.

Landing

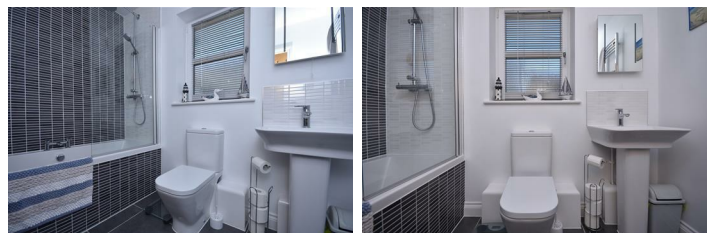
6'9" x 6'3" (2.08 x 1.91)



Comprising fitted carpet, radiator and further staircase up to the second floor.

Bathroom

8'3" x 5'8" (2.52 x 1.75)



Featuring tiled flooring, PVCu windows, tall heated towel rail, sink, shower over bath & WC.

Bedroom One

14'3" x 8'5" (4.35 x 2.59)



Double bedroom with wood effect flooring, radiator, tv point and PVCu windows with sea views.

Bedroom Two

14'3" x 11'8" (4.36 x 3.58)



Second double bedroom comprising wood effect flooring, radiator, tv point and PVCu windows to the front aspect.

Bedroom Three

11'9" x 10'9" (3.60 x 3.28)



Main bedroom featuring wood effect flooring, tv point, built in sliding wardrobes, PVCu windows with gorgeous sea views and door through to the en-suite.

En-Suite Bathroom

9'2" x 4'0" (2.80 x 1.23)



Part tiled shower room with PVCu windows, heated towel rail, sink, enclosed shower & WC.

Upper Landing

6'10" x 3'1" (2.10 x 0.96)

Top floor landing with fitted carpet, Velux window and doors to bedrooms four and five.

Bedroom Four

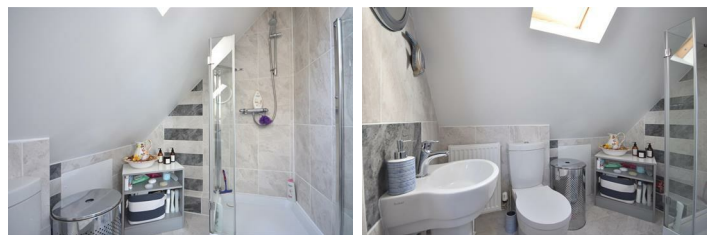
12'5" x 12'0" (3.79 x 3.66)



Fourth double bedroom featuring a generous range of built in wardrobes & storage cupboards, fitted carpet, Velux window with panoramic sea views, radiator and door to the en-suite bathroom.

En-Suite Bathroom Two

7'6" x 5'0" (2.29 x 1.53)



One of three bathrooms (and the second en-suite bathroom) comprising Velux window, radiator, sink, shower cubicle and WC.

Bedroom Five

11'11" x 10'9" (3.64 x 3.28)



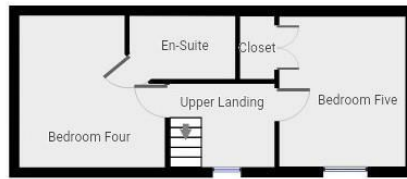
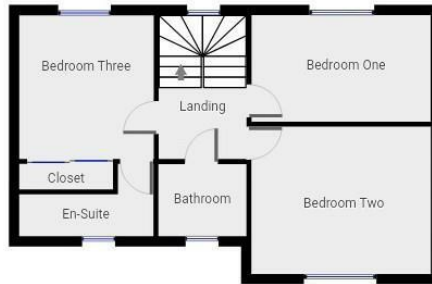
Fifth bedroom featuring wood effect flooring, radiator, built in storage cupboards and Velux window with incredible far reaching sea views.

Garage & External



The property is located in a cul-de-sac of similar luxury detached homes, located at the head of Bethany Lane, opposite the seafront promenade, in close proximity to Mumbles Village. Two off road parking spaces and a single garage are available at the front of the property. In addition to this, the garage not only opens to the rear into the garden but also features a room above (3.22x3.05) currently used for storage, however it could be finished and utilised for a range of different purposes.

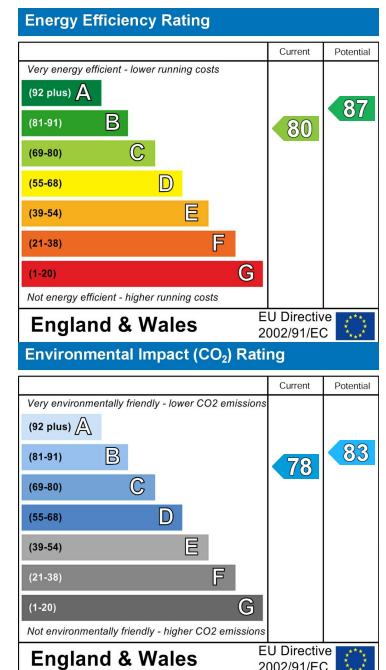
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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