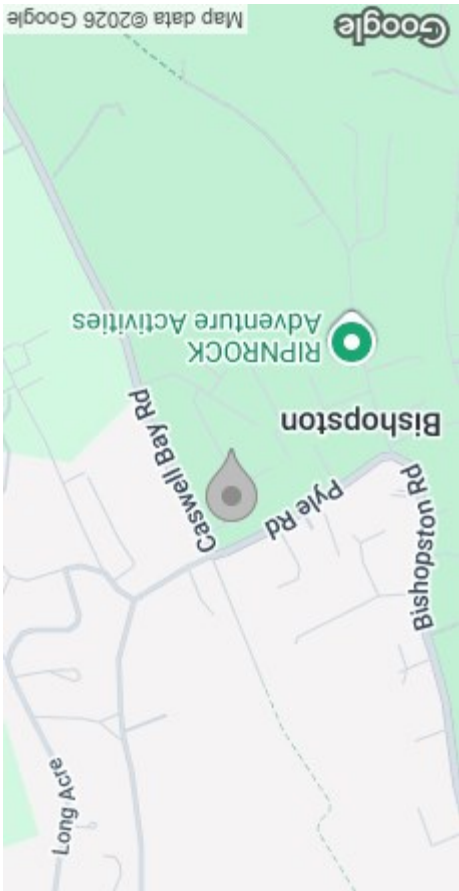


EPC



AREA MAP

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the floorplan can be given.



FLOOR PLAN



7 Whitestone Avenue
Bishopston, Swansea, SA3 3DA
Asking Price £385,000



GENERAL INFORMATION

Situated in a quiet cul-de-sac within the highly sought-after village of Bishopston, this link-detached bungalow enjoys a superb location close to an excellent range of local amenities, beautiful woodland and cliff-top walks, and some of Gower's most stunning beaches. The vibrant village of Mumbles is also just a short drive away, offering an array of boutique shops, cafés, bars, restaurants, the picturesque seafront promenade, and Mumbles Pier.

The well-proportioned accommodation briefly comprises an entrance hallway with rooms leading off and stairs rising to the first floor. The ground floor features a fitted kitchen, a spacious lounge/dining room, a separate sitting room, office, bedroom, and a family bathroom. To the first floor are two further bedrooms and a convenient WC.

Externally, the property benefits from driveway parking to the front, leading to a garage. To the rear, a delightful level south-facing garden provides an ideal space for outdoor relaxation and entertaining, with a patio seating area and lawned garden enjoying a sunny aspect throughout the day.

Offering versatile accommodation in an enviable coastal village setting, this property presents an excellent opportunity for a range of purchasers seeking a home close to the best of the Gower Peninsula and Mumbles lifestyle.

FULL DESCRIPTION

Entrance Hall

Kitchen
11'1 x 10'11 (3.38m x 3.33m)

Living / Dining Room
23' x 17'7 (7.01m x 5.36m)

Office
10'10 x 7'11 (3.30m x 2.41m)

Sitting Room
12'8 x 10'10 (3.86m x 3.30m)

Bedroom 3
10'5 x 8'9 (3.18m x 2.67m)

Bathroom

Stairs To First Floor

Landing



Bedroom 1
14'4 x 11'8 (4.37m x 3.56m)

Bedroom 2
20'2 x 11'8 (6.15m x 3.56m)

WC

Parking
Parking is available via the driveway and garage.

Garage
20'7 x 7'11 (6.27m x 2.41m)

Tenure
Freehold

Council Tax Band
G

EPC - D

Services
Mains gas, electric, water & drainage, There is a water meter. Broadband - the current supplier is Vodafone. The broadband type is ADSL. Mobile - there are no known issues with mobile coverage using the vendors current supplier, Vodafone. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

