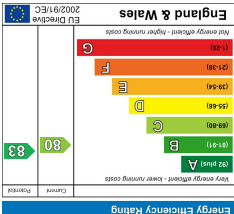


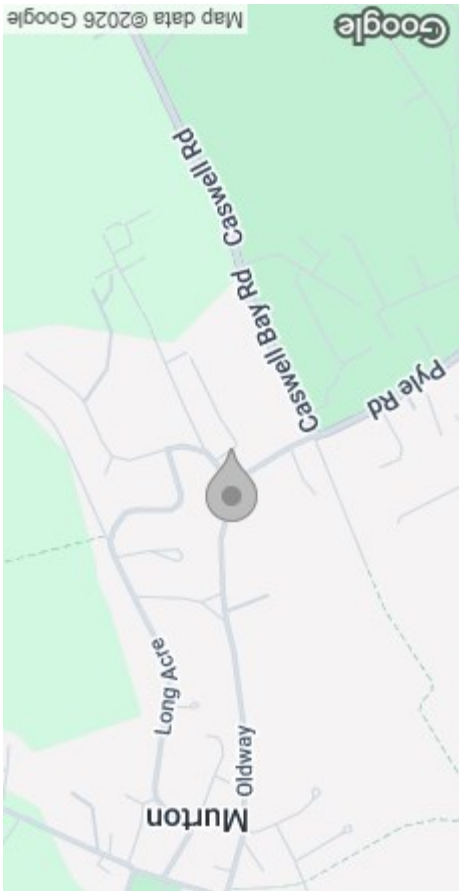
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 doors, windows, rooms and 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.

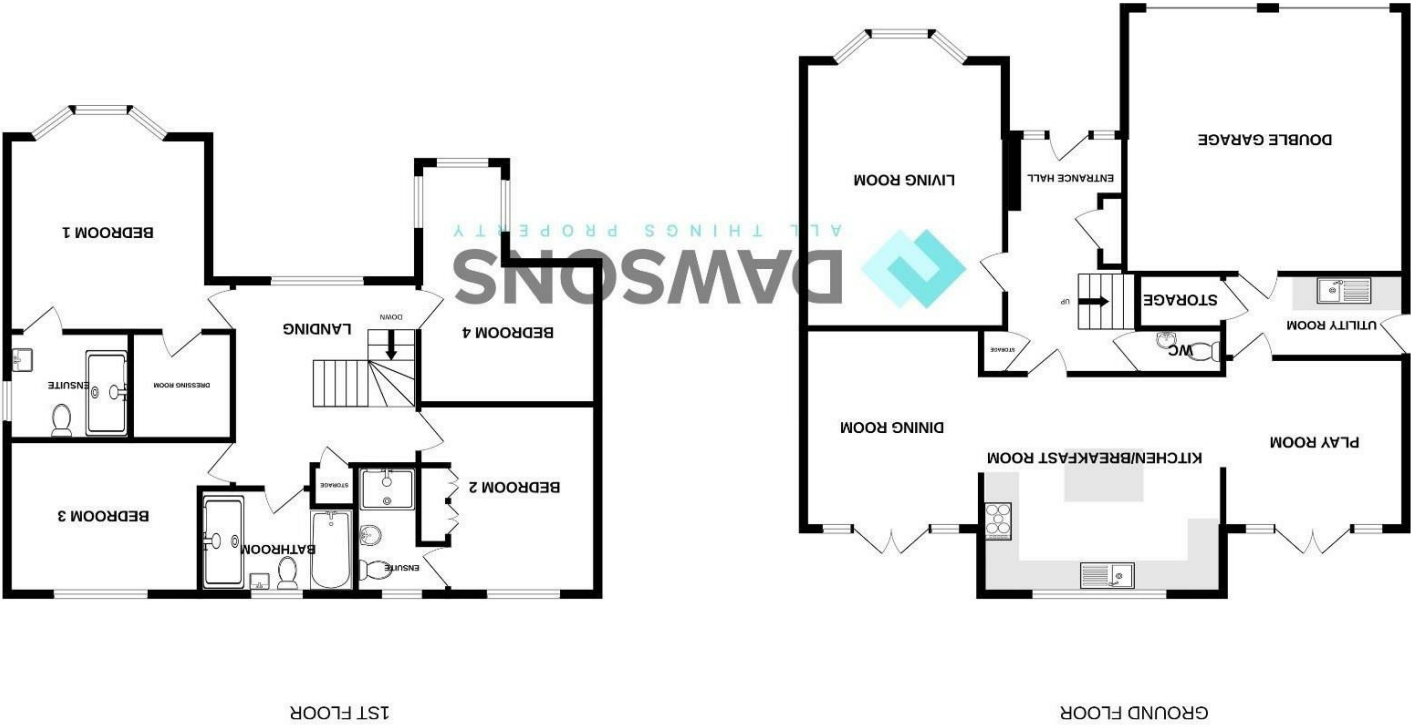
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EPC



AREA MAP



FLOOR PLAN



9 White Knight Gardens
Bishopston, Swansea, SA3 3DR
Asking Price £785,000



GENERAL INFORMATION

The accommodation briefly comprises a welcoming and spacious entrance hall, with doors leading to the principal ground-floor rooms and stairs rising to the first floor. The generous living room features a bay window overlooking the front garden, while the separate dining room benefits from patio doors opening directly onto the rear garden.

The fitted kitchen/breakfast room provides a practical and sociable space for everyday family life, complemented by a useful playroom, which also enjoys patio doors providing access to the garden. A utility room and downstairs WC complete the ground floor.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a dressing room and private en-suite shower room, while a further bedroom also enjoys the advantage of its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property is approached via a driveway providing ample parking and leading to a double garage. The front garden is laid mainly to lawn and is bordered by mature shrubbery, with a paved pathway leading to the front entrance.

The level and enclosed rear garden provides an excellent space for family enjoyment and outdoor entertaining, comprising a lawned area and paved patio seating area. The garden is fully fence enclosed and benefits from useful side access.

This is a well-positioned and versatile family home, offering generous accommodation, excellent outside space and convenient access to the amenities, schools and outstanding coastal and countryside walks that make Bishopston and the surrounding Gower area such a desirable place to live.

FULL DESCRIPTION

Entrance Hall

Wc

Living Room
18'10 x 12'10 (5.74m x 3.91m)

Dining Room
12'10 x 11'4 (3.91m x 3.45m)

Kitchen / Breakfast Room
15'5 x 14'1 (4.70m x 4.29m)

Play Room
11'8 x 10'11 (3.56m x 3.33m)

Utility Room
11'8 x 5'5 (3.56m x 1.65m)

Double Garage
18' x 17' (5.49m x 5.18m)



Stairs To First Floor

Landing

Bedroom 1
14'5 x 14'2 (4.39m x 4.32m)

Dressing Room
6'11 x 6'6 (2.11m x 1.98m)

Ensuite

Bedroom 2
12'1 x 11'5 (3.68m x 3.48m)

Ensuite

Bedroom 3
14'5 x 9'10 (4.39m x 3.00m)

Bedroom 4
15'5 x 11'5 (4.70m x 3.48m)

Bathroom

Parking

Off road parking is available via the driveway and double garage to the front of the property.

Tenure - Freehold

Council Tax Band - H

EPC - C

Services

Mains gas, electric, water and drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information

Planning permission has been granted in June 2024 a proposed single and two storey rear extensions, garage conversion, attic conversion including rear dormer and rooflights. Planning reference 2024/0781/FUL. Please contact branch for further information.

