

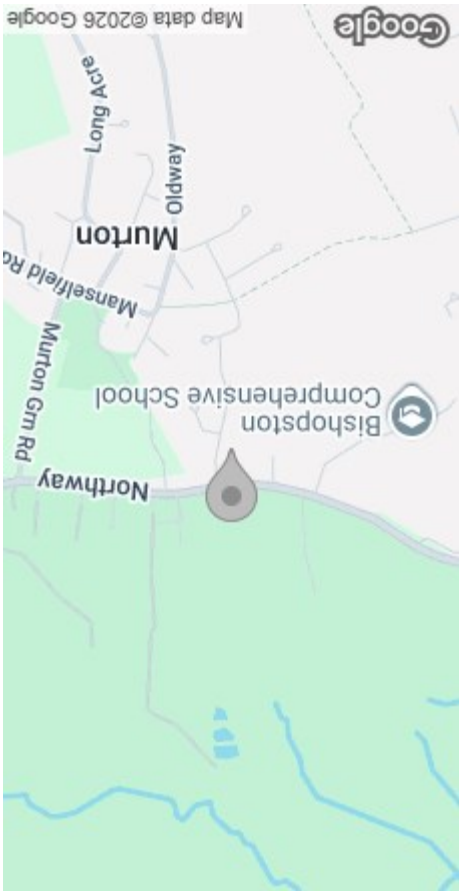
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of the property has been taken from a visual inspection only and is not intended to be used as a guarantee of accuracy. The floorplan, together with the floorplan, is intended to be used as a guide only and is not intended to be used as a guarantee of accuracy. The floorplan, together with the floorplan, is intended to be used as a guide only and is not intended to be used as a guarantee of accuracy.



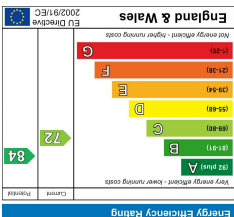
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Nestled within the highly desirable Northlands Park area of Bishopston, this attractive detached three-bedroom bungalow offers a wonderful opportunity to enjoy peaceful surroundings while remaining within easy reach of local amenities, scenic coastal walks, and the renowned Gower beaches.

The well-proportioned accommodation is arranged around a welcoming vestibule and central hallway, leading into a spacious living room that provides an ideal setting for both relaxing and entertaining. A separate dining room sits adjacent to the kitchen, creating a practical and sociable layout, with the added benefit of a useful utility room and additional storage.

The property offers three bedrooms, all versatile in use, whether for family living, guest accommodation or home working. A well-appointed bathroom serves the home, completing the internal layout.

Externally, the bungalow benefits from a detached garage and further storage space, offering excellent potential for a workshop or additional utility use. The rear garden is private and enclosed, featuring a paved patio area ideal for outdoor seating and entertaining, along with a level lawn bordered by fencing and established shrubs, creating a pleasant and low-maintenance outdoor space.

This appealing home presents a fantastic lifestyle opportunity in one of Bishopston's most sought-after locations, ideal for those seeking a balance of comfort, convenience, and coastal living.

FULL DESCRIPTION

- Vestibule
- Entrance Hall
- Living Room
15'1 x 14'9 (4.60m x 4.50m)
- Dining Room
10'1 x 9'11 (3.07m x 3.02m)
- Kitchen
11'8 x 9'11 (3.56m x 3.02m)
- Bedroom 1
12'3 x 11'1 (3.73m x 3.38m)
- Bedroom 2
14'1 x 9'11 (4.29m x 3.02m)
- Bedroom 3
9' x 8'5 (2.74m x 2.57m)



- Bathroom
- Utility Room
6'2 x 5'10 (1.88m x 1.78m)
- Parking
Off road parking is available at this property via the driveway and garage.
- Garage
17'6 x 9' (5.33m x 2.74m)
- Storage Room
17'5" x 7'5" (5.33 x 2.28)
- Tenure
Freehold
- Council Tax Band
F
- EPC - C

Services
Mains gas, electric, water & drainage. There is a water meter. 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.

