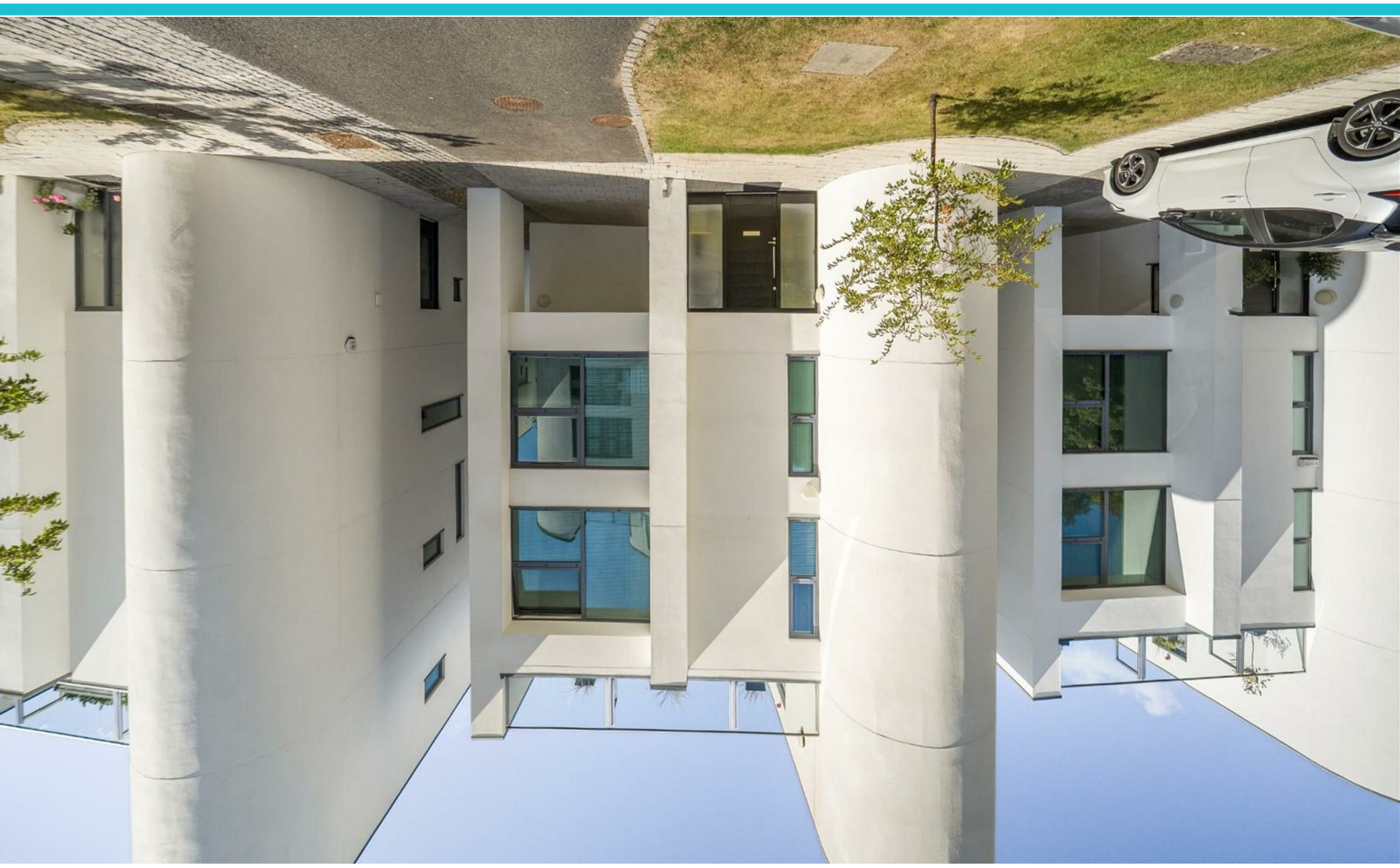
# 3 Upper Castle View

Blackpill, Swansea, SA3 5BY

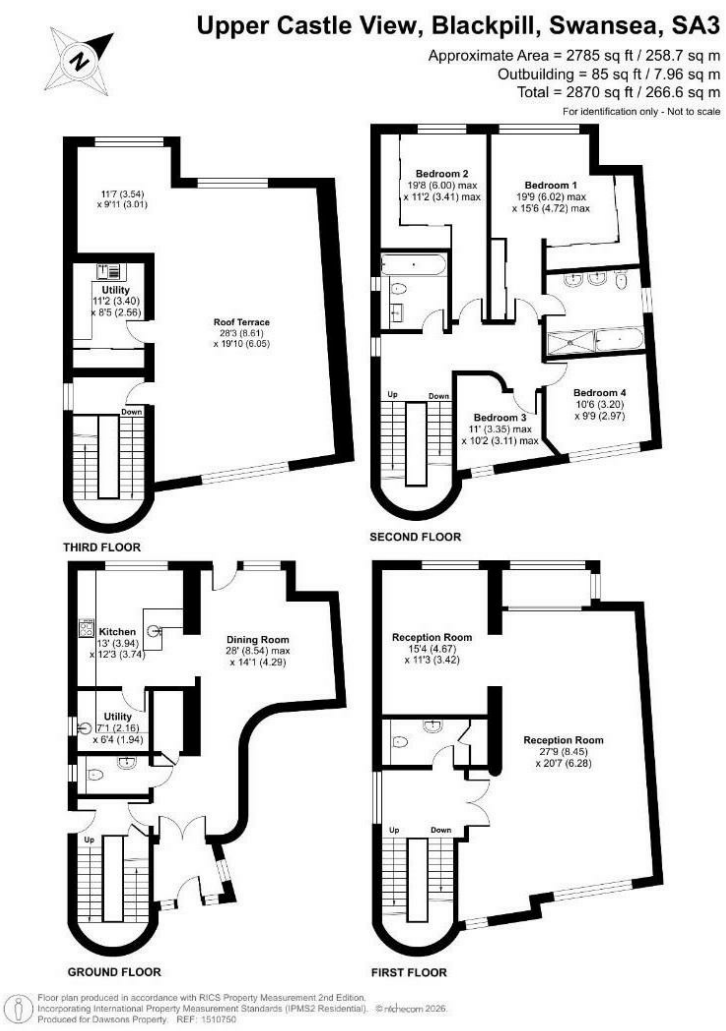
**Offers Over £850,000**

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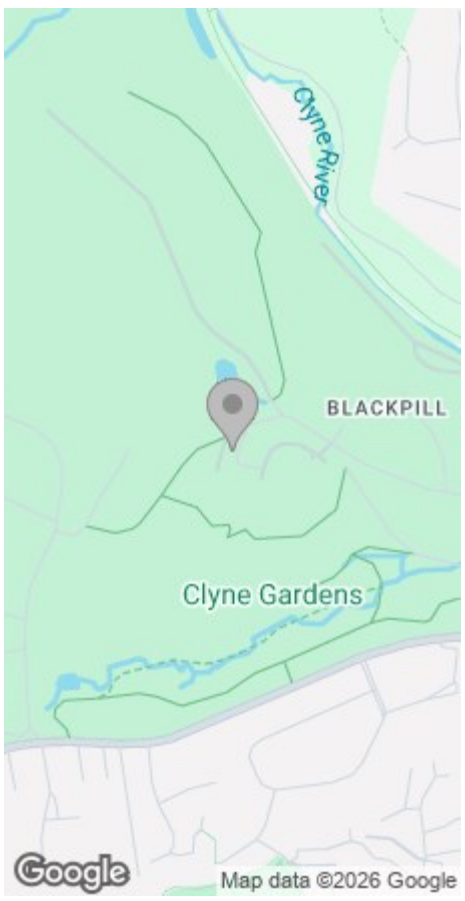
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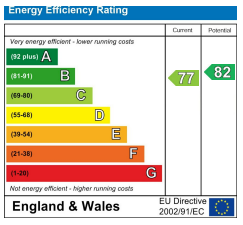
## FLOOR PLAN




## AREA MAP




## EPC




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.


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## GENERAL INFORMATION

Set within the exclusive and secure surroundings of a gated community at Upper Castle View, this impressive and versatile home offers generous accommodation arranged over four floors, combining elegant living spaces with excellent family and entertaining areas.

The ground floor provides a well-appointed kitchen, utility facilities and a spacious dining room, creating a practical and sociable heart to the home. The first floor offers two generously proportioned reception rooms, providing a choice of formal and relaxed living spaces and plenty of flexibility for modern family life.

The second floor is dedicated to bedroom accommodation, featuring four bedrooms together with family bathroom facilities. The layout provides excellent separation between living and sleeping areas, making the property particularly well suited to family living or those who enjoy having space for guests.

A particularly impressive feature of the property is the extensive roof terrace on the upper floor. Offering a superb outdoor entertaining space and elevated views, the terrace provides an exceptional setting for summer gatherings, al fresco dining or simply enjoying the surrounding outlook. A further utility area adds valuable practical space.

Overall, Upper Castle View presents a rare opportunity to acquire a substantial and highly versatile home in a sought-after gated setting. With its generous proportions, multiple reception areas, four bedrooms and exceptional roof terrace, the property offers an appealing combination of privacy, space and lifestyle appeal in the desirable Blackpill area of Swansea.



## FULL DESCRIPTION

**Entrance Porch**

**Dining Room**
28' max x 14'1 max (8.53m max x 4.29m max)



**Kitchen**
13' x 12'3 (3.96m x 3.73m)

**Utility Room**
7'1 x 6'4 (2.16m x 1.93m)

**Cloakroom**

**Hallway**

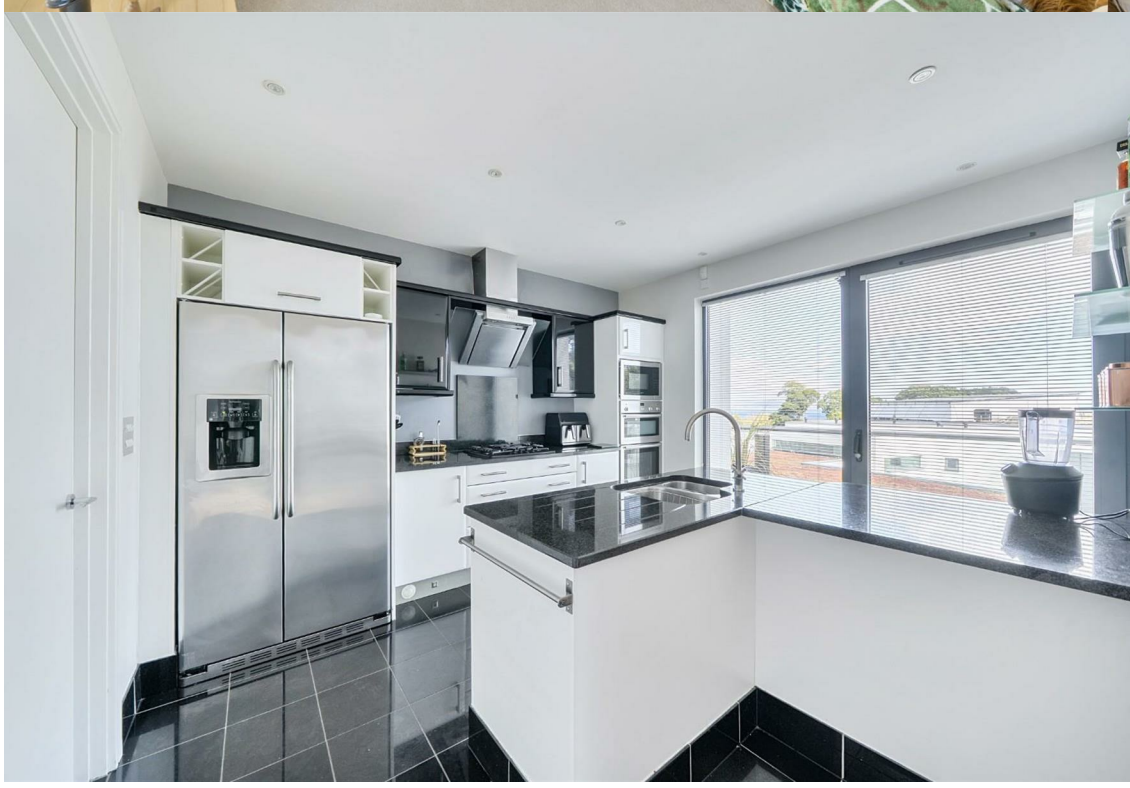
**Stairs To The First Floor**

**Landing**

**Cloakroom**

**Reception Room**
27'9 x 20'7 (8.46m x 6.27m)











**Reception Room**
15'4 x 11'3 (4.67m x 3.43m)

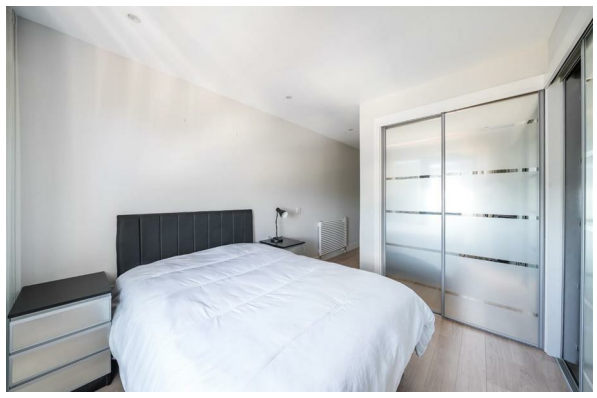
**Stairs To Second Floor**

**Landing**

**Bedroom 1**
19'9 max x 15'6 max (6.02m max x 4.72m max)

**Bedroom 2**
19'8 max x 11'2 max (5.99m max x 3.40m max)







**Bedroom 3**
11' max x 10'2 max (3.35m max x 3.10m max)

**Bedroom 4**
10'6 x 9'9 (3.20m x 2.97m)

**House Bathroom**

**Bathroom**

**Stairs To Third Floor**

**Landing**

**Utility**
11'2 x 8'5 (3.40m x 2.57m)

**Roof Terrace**
28'3 x 19'10 (8.61m x 6.05m)

11'7 x 9'11 (3.53m x 3.02m)







**Parking**
Off road parking is available via the driveway and car port to he front of the property.

**Tenure - Freehold**
There is an annual maintenance charge, payable bi-annually, December 2025 - £1433.03 and June 2026 - £1429.30.

**Council Tax Band - I**

**EPC - C**

**Services**
Mains gas, electric, water(metered) and drainage.
The current owners have broadband Fibre broadband via talk talk. The current owners have used both EE and O2 for mobile coverage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage and EE for mobile coverage.