



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.

