

49 Bishopston Road,
Bishopston, Swansea,
SA3 3EN



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£350,000

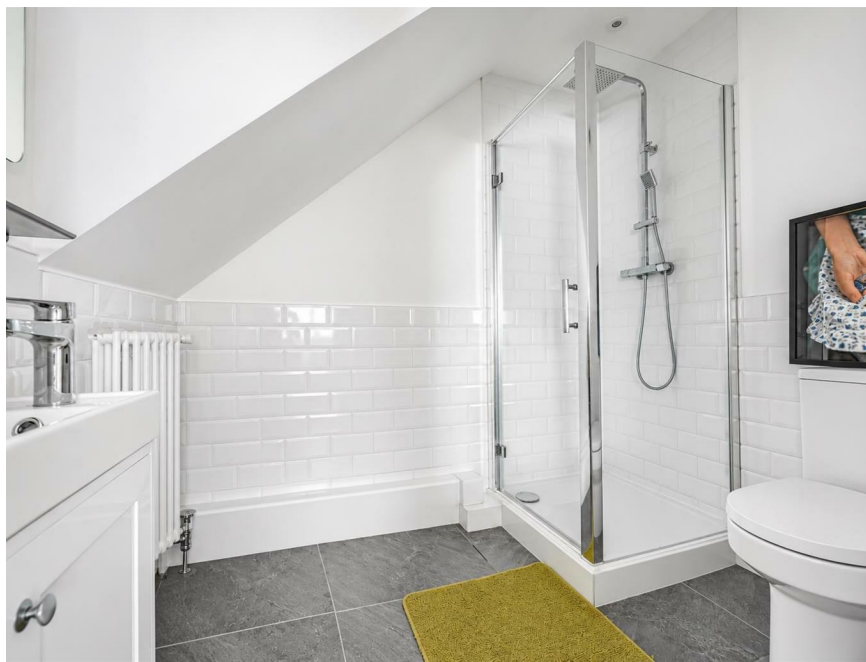


Bishopston offers a particularly appealing balance of village life, open countryside and easy access to the coast. The surrounding Gower landscape provides a wealth of opportunities for walking and outdoor pursuits, with Bishopston Valley and the beaches of Caswell Bay and Brandy Cove close by. The village itself has a strong community atmosphere with local shops, everyday amenities and well regarded schools, while Mumbles is within easy reach for its cafés, restaurants, independent shops and seafront. Swansea city centre is also readily accessible, making the area well suited to those seeking a quieter setting without feeling removed from the wider amenities of the city.

Set within a plot of approximately 0.05 acres, this three bedroom semi detached home combines a practical layout with an attractive outlook to the rear. The accommodation is arranged over two floors, with the ground floor providing a welcoming hallway, comfortable lounge, kitchen and shower room, while the first floor offers three bedrooms together with a family bathroom.

Outside, the property is particularly well suited to enjoying the setting. Parking for two vehicles is provided to the front, while the rear garden offers a choice of spaces for outdoor dining and relaxation. A decked seating area provides ample room for tables and chairs, leading onto a lawned garden and further patio seating area, where the countryside outlook creates a peaceful backdrop. A detached garden shed and useful side access complete the outside space.

For those looking to enjoy the best of the Gower lifestyle, this is a home that offers a pleasing combination of countryside views, coastal proximity, village amenities and convenient access to Swansea. Bishopston Primary School and Bishopston Comprehensive School are both close by, adding further appeal for families.



Entrance

Via a double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With an opening to the lounge. Stairs to the first floor. Door to understairs storage. Door to the kitchen.

Lounge

16'8" x 12'3"

Set of double glazed windows to the rear and a set of double glazed French doors to the rear. Two radiators.

Kitchen

16'0" x 10'6"

Set of double glazed windows to the front. Sliding door to the shower room. The kitchen itself is well appointed and fitted with a range of base and wall units. Running wood block work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Integral oven & grill. Integral dishwasher. Integral fridge. Integral freezer. Integral washing machine. Integral tumble dryer. Tiled floor. Radiator. Spotlights.

Shower Room

5'8" x 7'2"

A well appointed suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. part tiled walls. Spotlights. Extractor fan.

First Floor

Landing

Door to bathroom. Doors to bedrooms. Radiator.

Bathroom

6'1" x 7'2"

Set of frosted double glazed windows to the front. ?Bathroom suite comprising; bathtub with shower over. WC Wash hand basin. chrome heated towel rail.



Bedroom One

13'1" x 12'3"

Set of double glazed windows to the rear offering a pleasant countryside outlook. Radiator. Doors to built in wardrobe.

Bedroom Two

13'4" x 9'3"

Set of double glazed windows to the front. Radiator. Door to built in wardrobe.

Bedroom Three

9'7" x 6'5"

Double glazed window to the rear offering a pleasant countryside outlook. Radiator.

External

Drone Shot

Front

Driveway parking for two vehicles. Access to the property is on the side of the property.

Rear

Decked seating area offering ample room for tables and chairs. Lawned garden. Patio seating area with room for tables and chairs offering a pleasant countryside outlook. Detached garden shed. Side access.

Services

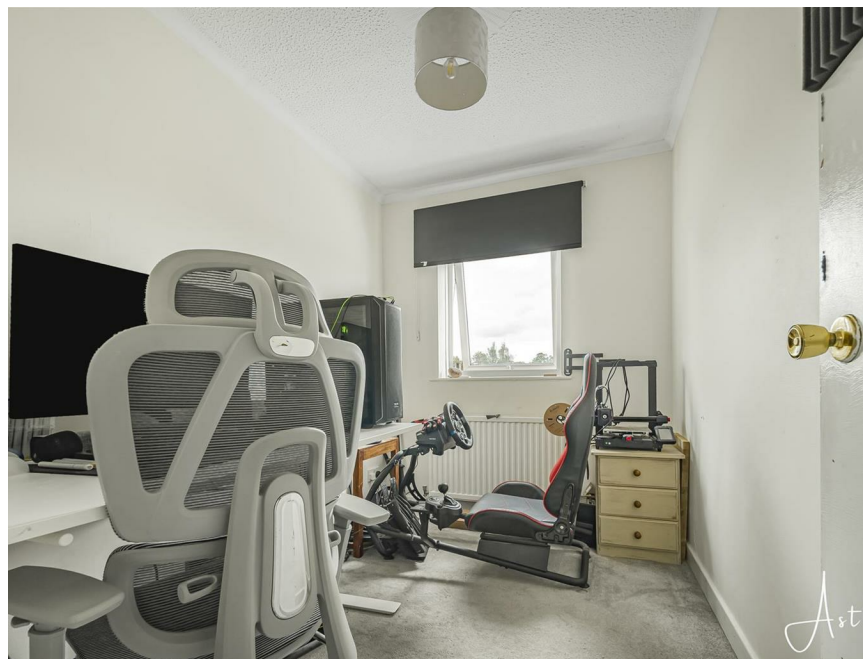
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

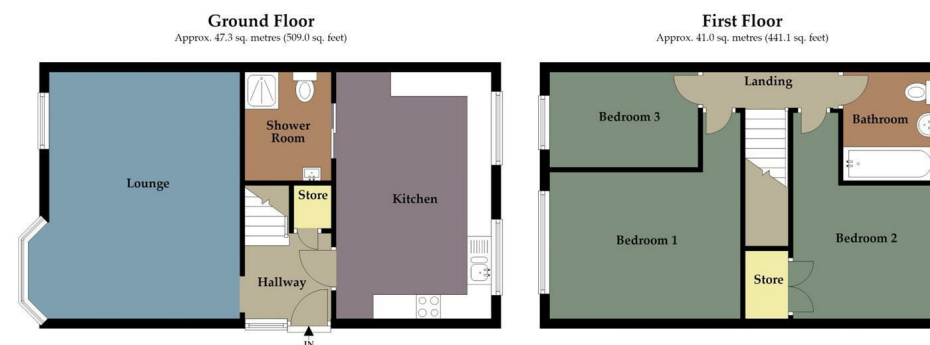
Council Tax Band

Council Tax Band - F

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales		
EU Directive 2002/91/EC		

Total area: approx. 88.3 sq. metres (950.1 sq. feet)

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Plan produced using PlanUp.