

79 Bishopston Road,
Bishopston, Swansea,
SA3 3EW



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£350,000



Welcome to this stunning three-bedroom semi-detached family home, located in a highly sought-after area. Recently redecorated, this property offers a delightful living experience and is situated on a generous plot of 0.06 acres. With a detached garage and ample driveway parking, convenience and functionality are at your fingertips.

The property boasts an enviable location, being within the catchment area of Bishopston Primary School and Comprehensive School. Additionally, the beautiful Caswell Bay and Pwlldu Bay are just a short distance away, allowing for easy access to breathtaking coastal scenery and recreational activities.

Upon entering the home, you are greeted by a thoughtfully designed ground floor layout. The bathroom, lounge, sitting room, and a spacious kitchen/diner provide ample space for relaxation, entertaining, and culinary delights. The ground floor truly caters to the needs of a modern family.

Moving to the first floor, you will find three well-proportioned bedrooms. Each room is designed with comfort and functionality in mind, offering a peaceful retreat for all family members.

Externally, the property offers various amenities. At the front, private parking is available, ensuring convenience and security. A gravelled garden enhances the curb appeal of the property, providing a low-maintenance outdoor space. Side access allows for easy entry to the rear of the property.

The rear of the property offers a plethora of outdoor possibilities. A charming patio area presents an ideal setting for outdoor dining and relaxation. A gravelled area adds visual interest while requiring minimal upkeep. Additionally, a raised seating area provides ample space for tables and chairs, perfect for hosting gatherings or enjoying the sunshine. The detached garage and side access complete the rear amenities, providing storage solutions and easy entry to the property.



Entrance

Via a double glazed PVC door into the porch.

Porch

With double glazed windows to the front. Tiled floor. Frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Double glazed window to the side. Radiator. Door to the lounge. Door to the sitting room. Door to the bathroom. Hive heating control panel.

Bathroom

With a frosted double glazed window to the side. Well appointed suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Heated towel rail. Tiled walls. Extractor fan.

Lounge

With a double glazed window to the front. Radiator. Feature fireplace housing a bio ethanol fire.

Sitting Room

With an opening to the kitchen. Two double glazed windows to the rear. Radiator. Door to storage cupboard.

Kitchen/Diner

With a double glazed window to the rear. Double glazed window to the side. Double glazed PVC door to the conservatory. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with extractor hood over. Oven & grill under. Space for fridge/freezer. Space for washing machine. Radiator. Tiled floor. With a double glazed PVC door to the rear. Double glazed windows to the rear. Radiator.

First Floor

Landing

With a double glazed window to the side. Loft access. Doors to bedrooms.

Bedroom One

With a double glazed window to the front. Radiator. W/C. Wash hand basin.



Bedroom Two

With a double glazed window to the rear. Radiator. Door to airing cupboard. Door to built in storage cupboard.

Bedroom Three

With a double glazed window to the side. Radiator.

External

Drone Shot

Another Aspect

Front

You have private parking for three vehicles. Gravelled garden. Side access to the rear.

Rear

You have a patio area. Gravelled area. Raised seating area with room for tables and chairs. Detached garage. 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 - E

Tenure

Freehold.

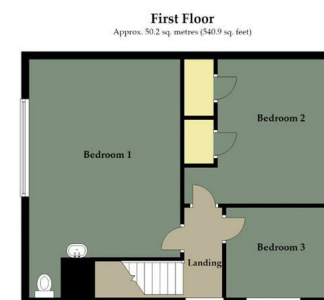
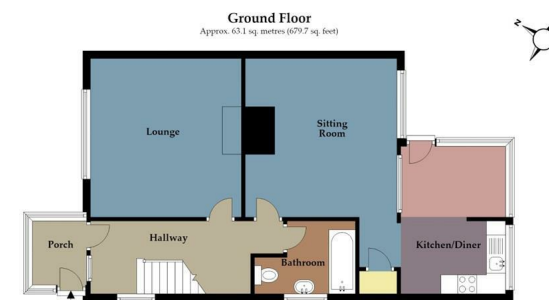
Agents Note

Property has a Hybrid heating system comprising of solar panels, Worcester boiler and heatpump (owned outright with certs worth over 30k)





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		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 113.4 sq. metres (1220.6 sq. feet)

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