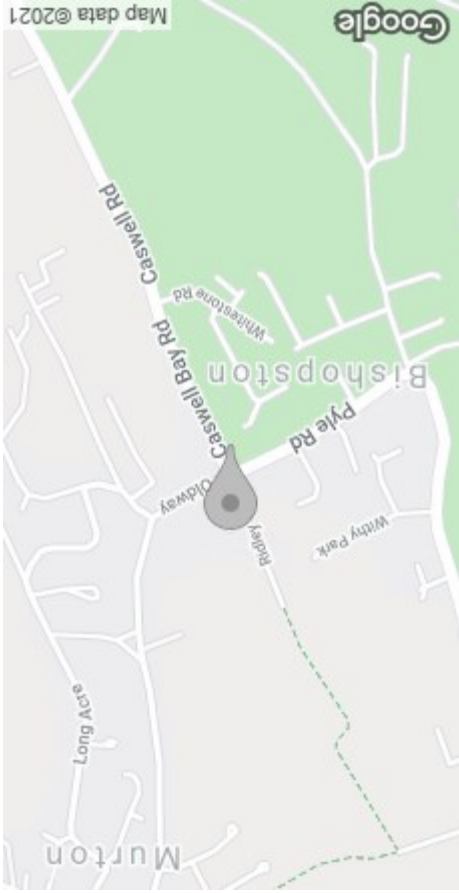


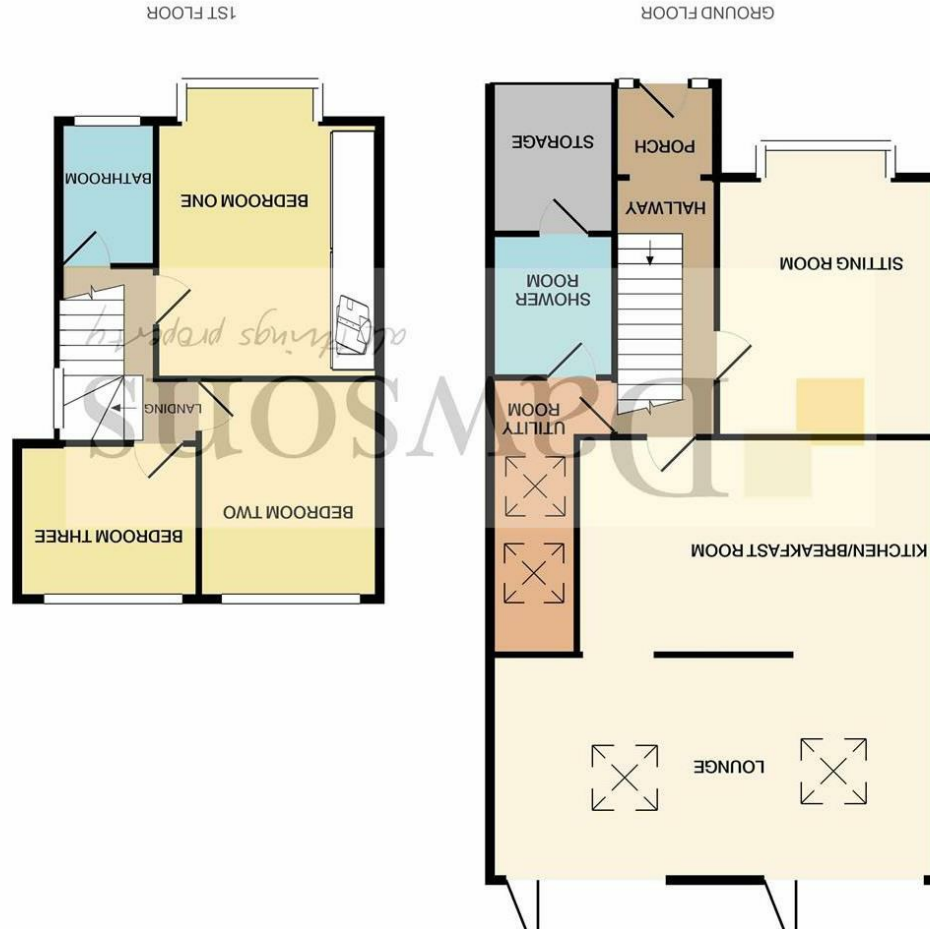
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



1 Caswell Bay Road
 Bishopston, Swansea, SA3 3DD
Asking Price £475,000



GENERAL INFORMATION

An ideal opportunity to purchase an extended traditional semi detached family home which has been tastefully decorated throughout. Internal viewing is highly recommended to appreciate size and standard of accommodation. The property is situated in Bishopston School catchment, and a short walk to Caswell, Pwll du and Brandy Cove beautiful beaches, with good local restaurants nearby, including The Plough and Harrow best gastro pub in Wales. The accommodation briefly comprises of three bedrooms, two large reception rooms with feature fireplace and log burner, fully fitted kitchen with granite worktops, large utility room, downstairs shower room plus family bathroom on first floor. Good sized storage room with racks for beach storage, paddle/surf boards with double doors leading onto driveway. The property benefits from underfloor heating, gas central heating and Upvc double glazing. Externally there is a good sized level front garden with long driveway providing ample parking, side access leading to South West facing enclosed rear garden. EPC - D.

FULL DESCRIPTION

Entrance Porchway

Entered via composit front door, two Upvc windows to front, leading into

Hallway

Oak wooden flooring with under floor heating, radiator with radiator cover, ceiling spotlights, stairs to first floor.

Sitting Room

13'2 x 12'7 (4.01m x 3.84m)

Upvc bay window to front, attractive feature fireplace surround housing open fire with slate hearth, oak floor with underfloor heating, ceiling spotlights.

Kitchen/ Breakfast Room

18'3 x 11'0 (5.56m x 3.35m)
Spacious open plan reception room with feature log burner with oak beam and slate hearth, modern wall mounted radiator, picture rail, oak flooring. Fitted with matching wall and base units incorporating carousel units, granite worktops with granite breakfast bar with wine rack underneath and lighting, acrylic splashback, wine cooler, stainless steel sink unit with mixer taps and waste dispenser, built in stainless steel oven and grill with extractor hood and lighting over, ceiling spotlights. step down to



Lounge

22'8 x 11'5 (6.91m x 3.48m)
Spacious family room with two sets of Bi fold doors leading onto enclosed rear garden. Two skylights, ceiling spotlights.

Utility Room

13'10 x 7'9 (4.22m x 2.36m)
Fitted with matching wall and base units with worktop surfaces, acrylic splashback, laundry unit housing wall mounted Worcester combi boiler, stainless steel sink unit with mixer taps, 2 ceiling skylights, tiled flooring with underfloor heating, door leading to:

Shower Room

8'4 x 4'7 (2.54m x 1.40m)
Three piece white suite comprising of double walk in shower cubicle with feature tiled walls, combination vanity unit with wc, tiled walls, large fitted mirror, tiled flooring with underfloor heating, door leading to:

Storage Room

10'2 9'1 (3.10m x 2.77m)
Ideal for storing bikes, paddle/surf boards with double doors leading onto driveway, underfloor heating.

First Floor

Stairs leading Landing

Landing

Upvc window to side, doors leading to:

Bedroom One

13'4 x 10'2 (4.06m x 3.10m)
Upvc Bay window to front, full length fitted wardrobes, feature wood panel walls, radiator.

Bedroom Two

11'10 x 9'2 (3.61m x 2.79m)
Upvc window to rear, radiator.

Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)
Upvc window to rear, radiator.

Bathroom

Three piece white suite comprising of panelled bath with shower over, vanity unit incorporating wc, heated towel rail, fully tiled walls, tiled flooring with underfloor heating, ceiling spotlights.

External

Front
Long brick paved driveway providing ample parking, good sized level gardens laid to lawn with mature hedging and trees.

Rear
Side access leading to privately enclosed rear garden laid to lawn with large decking area, ideal for hot tub and patio furniture, outside water tap.

Tenure
Leasehold
400 Year lease from approx. 1930-
Ground rent: £2.50 per year

