



56 Pyle Road, Bishopston, Swansea, SA3 3HJ
Offers In The Region Of £289,950

An opportunity to purchase a delightful fully modernised, to a high standard, semi detached bungalow, offering versatile living. Situated in the sought after location of Bishopston, within walking distance from the beaches of Caswell & Pwll-Ddu, also lying within the highly regarded Bishopston comprehensive school catchment areas. The accommodation itself briefly comprises: hallway, lounge, dining area, kitchen, bathroom and three bedrooms. Externally there is a large driveway leading to a single detached garage, the remainder of the garden is laid to lawn. To the rear is a decked patio terrace with steps down to lawned gardens bordered with raised flower beds. Viewing is highly recommended to appreciate the standard of living offered.

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Entrance

Enter via front door into:

Hallway

Stairs to first floor. Two radiators. Engineered oak flooring. Plain plastered ceiling. Doors to:

Bedroom Two 10'11 x 10'0 (3.33m x 3.05m)

Double glazed window to front. Radiator. Plain plastered and coved ceiling.

Kitchen Open To Dining Area

Kitchen 10'6 x 9'10 (3.20m x 3.00m)

Double glazed French doors to rear connecting the garden and home beautifully. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating composite sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include dishwasher and washing machine. Space for American style fridge/freezer and cooker with chimney style extractor hood over. Contemporary vertical wall mounted radiator. Engineered oak flooring. Plain plastered and coved ceiling. Open to:

Dining Area 13'2 x 10'9 (4.01m x 3.28m)

Feature fireplace housing wood burning stove (decoration only) set on a tiled hearth offering a charming focal point. Space to

accommodate large dining table. Contemporary vertical wall mounted radiator. Engineered oak flooring. Plain plastered and coved ceiling. French doors back to hallway and a further set of French doors through to:

Lounge 14'5 x 10'10 (4.39m x 3.30m)

Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. Feature fireplace which has the potential to be opened to utilise the new chimney stack. Radiator. Plain plastered and coved ceiling.

Shower Room

Double glazed frosted window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle. Chrome towel heater.

Bedroom Three 10'8 x 9'11 (3.25m x 3.02m)

Double glazed French doors to rear leading out to decked terrace. Radiator. Engineered oak flooring. Plain plastered and coved ceiling.

Stairs to First Floor

Bedroom One 15'1 x 13'1 (4.60m x 3.99m)

Velux window to rear. Eaves storage. Two radiators. Plain plastered ceiling.

External

Front

Large gated driveway leading to single detached garage providing ample off road parking. The remainder of the garden is laid to lawn and bordered with a variety of mature shrubbery.

Rear

A newly laid raised decked terrace adjacent to the property provides the perfect setting to sit and relax. Steps lead down to the remainder of the well maintained garden which is laid to lawn, bordered with raised flower beds, housing a plethora of colourful plants and flowers. Fully enclosed to all sides, enjoying a good deal of privacy.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

