



8 Broadmead Crescent, Bishopston, Swansea, SA3 3BA
Asking Price £440,000

A well presented detached family home located in the sought after village of Bishopston. Set within easy access of local amenities, beautiful beaches and of the bustling seaside village of Mumbles.

This well-proportioned accommodation provides versatile family living. Comprising; entrance hall, lounge, dining room, family room with garden views, study/guest room with cloakroom, plus kitchen-breakfast room with pantry and walk-in utility area. To the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally at the front of the house there is a driveway with parking for approximately two/three vehicles with side access leading to south facing private and established rear garden. Viewing is highly recommended.

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Entrance
UPVC double glazed front door. Solid oak wood flooring. Door to:

Living Room 17'01 x 14'09 (5.21m x 4.50m)
Double glazed window to front. Feature fireplace with living flame. Radiator. Opening to:

Dining Room 10'00 x 10'00 (3.05m x 3.05m)
Double glazed window to side. Door to kitchen. Double doors into:

Family Room 15'04 x 12'01 (4.67m x 3.68m)
Double glazed window to rear overlooking the gardens. Double glazed French doors leading out onto a paved sun terrace to the side.

Guest Room/Study/Bedroom 10'00 x 8'03 (3.05m x 2.51m)

A versatile space which can be used as study/ guest room or fifth bedroom. Double glazed window to front. Solid oak wood floor. Folding doors to:

Cloakroom
Fitted with a two piece suite comprising: Low level WC. Wash hand basin. Tiled flooring.

Kitchen/Breakfast Room 20'00 x 9'05 (6.10m x 2.87m)
A lovely family kitchen/breakfast room overlooking the gardens. Double glazed window to rear. French doors leading out on to a paved sun terrace. Fitted with a range of wall, base units with complementary work surface over. Built in oven with a built in four ring gas hob and extractor fan over. Breakfast bar. One and a half bowl sink and drainer with mixer tap. Integrated washing machine, dishwasher and fridge. Door to Shelved cupboard. Tiled flooring. Door into:

Utility Room
Space for fridge/freezer. Fitted with base and wall units. Tiled flooring.

First Floor

Landing
Loft access with a pull down ladder. Airing cupboard housing water tank and shelving.

Bedroom One 16'09 x 8'04 (5.11m x 2.54m)
Double glazed window to front. Built in wardrobes with shelving and mirrored doors.

En-suite
Double glazed window to rear. Fitted with a three piece suite comprising: Corner shower cubicle. Vanity wash hand basin and WC. Tiled flooring, fully tiled walls.

Bedroom Two 12'08 x 11'02 (3.86m x 3.40m)
Double glazed window to front.

Bedroom Three 11'02 x 8'05 (3.40m x 2.57m)
Double glazed window to rear.

Bedroom Four 10'00 x 9'06 max (3.05m x 2.90m max)
Double glazed window to front. Built in wardrobe.

Bathroom
Double glazed window to rear. Panel bath with shower over and side screen, wc and a wash hand basin. Chrome heated towel rail. Tiled floor to ceiling walls. Oak wood floor.

External

Front
Block paved driveway with parking for approximately two/three vehicles. Area with mature trees and shrubs. Pedestrian access on both sides of the property which leads to:

Rear
South facing private rear garden with split level paved sun terrace. Large lawned area with mature trees, shrubs and plants. Ideal for family gatherings and keen gardeners.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

