



SMITHS
SALES & LETTINGS



130 Bishopston Road, Swansea, SA3 3EU
Offers Over £400,000

DETACHED DORMER HOUSE in STUNNING PLOT in the heart of BISHOPSTON. The house features an EXPANSIVE OPEN PLAN LIVING AREA with DUAL ASPECT PVCu windows & CONSERVATORY and gorgeous views of the garden from all windows.

In addition there is also a 2ND RECEPTION ROOM downstairs (which could be bedroom 4 if required). Upstairs comprises the family bathroom and three bedrooms. The property benefits from GAS FIRED CENTRAL HEATING, FULL PVCu DOUBLE GLAZING, FRONT DRIVEWAY & INTEGRAL GARAGE and REAR GARDEN WORKSHOP.

Reflected in the price, the house does require REFURBISHMENT. However, this is a real opportunity to RENOVATE and BUILD EQUITY FAST in a HIGHLY DESIRABLE LOCATION!

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Entrance Hallway

10'7" x 8'11" (3.25 x 2.72)



Featuring part glazed PVCu external doors, parquet flooring, understairs cupboard and beautiful wooden staircase with wood & iron balustrade.

Open Plan Living Area

23'7" x 11'10" (7.2 x 3.61)



Stunning open plan living space with parquet flooring, radiator, and new PVCu windows to the front garden aspect - Open to the dining area and conservatory.

Dining Area

10'8" x 10'2" (3.26 x 3.12)



Open to the living area with parquet flooring, radiator, PVCu windows to the rear garden aspect and door to the kitchen.

Conservatory

10'4" x 8'5" (3.15 x 2.57)



Comprising wide arch open to the living area, tiled flooring, radiator, PVCu windows & door to the rear garden.

Kitchen

16'4" x 8'9" (4.98 x 2.67)



Fitted with PVCu windows and a range of wall & base units, worktops, stainless steel sink, also with space for a dining table.

Utility Room

10'2" x 8'11" (3.12 x 2.72)



Generous utility space which would provide ample space for the dream kitchen (if refurbished and opened up).

Reception Room Two/Bedroom 4

9'10" x 9'3" (3.00 x 2.82)



Located off the main hallway with radiator and PVCu windows to the front garden aspect.

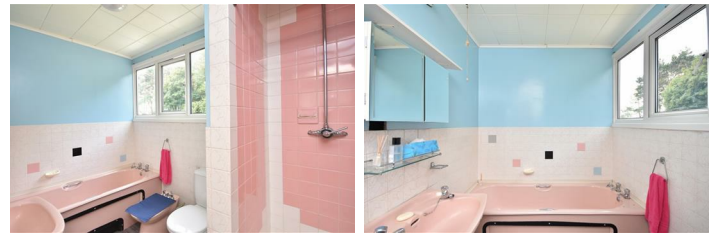
Landing



Featuring attractive balustrade, fitted carpet, radiator and PVCu windows.

Bathroom

9'8" x 5'10" (2.97 x 1.80)



Comprising PVCu windows to the garden aspect and five piece suite of enclosed shower, bidet, sink, bath & WC

Bedroom One

9'1" x 6'11" (2.79 x 2.11)



Single bedroom with PVCu windows to the rear aspect, built in storage cupboard, radiator and fitted carpet.

Bedroom Two

12'2" x 11'10" (3.71 x 3.63)



Well proportioned double bedroom with fitted carpet, radiator, fitted wardrobes and PVCu windows to the side aspect.

Bedroom Three

12'0" x 10'9" (3.66 x 3.28)



Second generous double bedroom featuring radiator, fitted wardrobes and dual aspect PVCu windows.

External



The property is located in a very private, secluded spot with the house set back from the road. The generous driveway leads to the integral garage. Established lawns are present to the front and rear along with an array of mature trees, shrubs including a magnificent Camelia

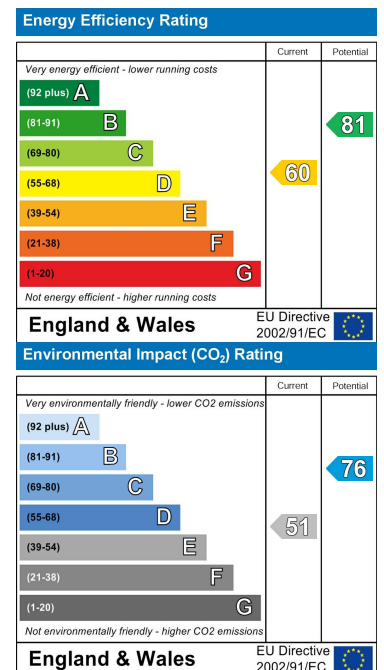
hedge. A workshop (&WC) is located in the rear garden and offers potential for a home office, studio or other multi-use building. Private woodland lines the rear border of the garden adding to the tranquility of the plot.

Floor Plan

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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