



## 6 Portway, Bishopston SA3 3JR

£315,000

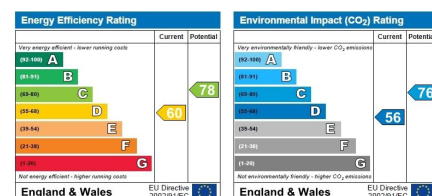
Four Bedroom Semi Detached Family House

Reception Room, Family Kitchen and Two Home Offices

Off Street Parking and Lovely Gardens

Superb Bishopston Location

EER D60



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## DESCRIPTION

A superb period family house arranged over three storeys, with accommodation comprising four bedrooms, a formal reception room and attractive kitchen/family room across the rear of the house. Externally there are two home offices which provide superb extra accommodation especially for those who work from home. The gardens are very private and there is plenty of off street parking to the front. Portway is a quiet residential cul de sac in the popular village of Bishopston. There is a stile leading from the cul de sac to Bishopston School and the village without having to venture onto any main roads so this is a lovely location for children.

The property is in good condition throughout and has lovely countryside views to the front and woodland views to the rear.

EER D60

## ENTRANCE HALL

Entered via double glazed front door, double glazed window, stairs to first floor, radiator, picture rail, oak floorboards, under stairs storage area, door to:

## RECEPTION ROOM

11'8 x 11'5 (3.56m x 3.48m)  
Double glazed bay window to front, Inglenook fireplace with brick surround, tiled hearth and wooden mantle piece, coved ceiling, radiator

## KITCHEN/DINING ROOM

16'8 x 11'7 (5.08m x 3.53m)  
Double glazed bay window to rear, double glazed door to rear, double glazed windows to rear and side, tiled floor, contemporary kitchen with base and eye level units and worktops, space for fridge, dishwasher & washing machine, stainless steel oven/hob, extractor fan, splash-back tiling, inset halogen ceiling spotlights.

## DINING AREA

Wooden flooring, fireplace with granite hearth and wooden

mantle piece, alcove shelving, double glazed window, radiator, inset halogen ceiling spotlights.

## FIRST FLOOR LANDING

Obscure double glazed window to side, stairs to second floor, doors to:

## BEDROOM 1

11'9 x 10'7 (3.58m x 3.23m)  
Double glazed bay window to front, coved ceiling, radiator.

## BEDROOM 2

11'11 (min) x 10'8 (3.63m (min) x 3.25m)  
Double glazed bay window to rear, radiator, coved ceiling, built in cupboard housing the gas combi central heating boiler.

## BEDROOM 3

7'5 x 7'0 (2.26m x 2.13m)  
Double glazed window to front, radiator, coved ceiling.

## BATHROOM

Contemporary bath with swan neck chrome mixer tap, wall mounted shower, shower screen, obscure double glazed window to rear and side, vanity wash hand basin with swan neck chrome mixer tap, concealed flush WC., limestone wall tiles, chrome heated towel rail, inset halogen spotlights, extractor fan, tiled floor.

## MASTER BEDROOM

15'8 x 10'2 (4.78m x 3.10m)  
Double glazed window to side pitched dormer, velux window to rear, velux balconette window to front with views over surrounding countryside, radiator, ceiling mounted halogen spotlights, under eave storage, wardrobe, built in sound system, door to:

## WET ROOM

Wall mounted shower, concealed flush WC., wall mounted wash hand basin with chrome mixer tap, porcelain tiling to walls and floor, extractor fan, ceiling halogen spotlights, continuation of sound system.

## EXTERNALLY

To the front is a gravel driveway with off road parking for three cars, raised flower beds and mature trees, concrete

driveway for further parking. A gate opens to the south facing rear garden with patio sun terrace, lawned garden bounded by fencing and hedging backing onto woodland.

## GARAGE/OFFICE

9'1 x 7'11 (2.77m x 2.41m)  
Half of the garage has been converted into a study with power and light, timber shelving, obscure double glazed window to side, up and over door to garage.

## GARDEN ROOM/STUDY

9'7 x 9'7 (2.92m x 2.92m)  
Double glazed window and door to front, timber shelving, halogen spotlights, power and light connected.

## VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail

mumbles@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Leasehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our branch in Newton Road, continue towards the foreshore and at the mini-roundabout take a left-hand turn onto Mumbles Road. Continue through West Cross and through to Mayals. At the traffic lights, take a left-hand turn onto Mayals Road, B4436. Continue along this road which leads into Northway and follow the road passing the petrol station on the right-hand side and Portway is the fourth turning on the left. The property can be found on the left handside of the cul-de-sac.