



4 Roman Bridge Close, Blackpill, Swansea, SA3 5BE  
Asking Price £399,950

A delightful recently renovated three bedroom detached home. Situated in a quiet location, which is moments from the beach-side promenade but with the added luxury of a more peaceful and private setting enjoying all the benefits of living opposite the promenade walk into Mumbles Village. The accommodation briefly comprises, lounge, dining room/sitting room, conservatory, kitchen/breakfast room and WC. To the first floor are three bedrooms with the master bedroom benefiting from an ensuite shower room along with a family bathroom. Externally the property provides ample driveway parking for several cars leading to a single garage, garden laid to lawn with pathway leading to front door. To the rear is landscaped garden with patio seating area, lawned garden and elevated decked area with partial views over the bay. Viewing is highly recommended to appreciate the standard and location of the property. EPC - E

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**Entrance**

Enter via front door into:

**Hallway**

Parquet flooring. Radiator. Coving to ceiling. Stairs to first floor. Rooms off.

**Lounge 17'9 x 11'10 (5.41m x 3.61m)**

Double glazed french doors leading out to patio seating area. Double glazed window to side. Coving to ceiling. Parquet flooring. Feature fireplace with wood surround and tiled hearth. Radiator. Double glazed sliding doors into:

**Kitchen/Breakfast Area 7'7 x 18'2 (2.31m x 5.54m)**

Fitted with a range of wall and base units with work surfaces over, inset porcelain sink with drainer unit and mixer tap over. Inset four ring electric

hob with extractor hood over, eye level oven and grill. Built in wine cooler. Walls tiled to splash back. Spotlights and coving to ceiling. Tiled flooring. Radiator. Double glazed window to rear. Door to:

**Conservatory 7'1 x 12'7 (2.16m x 3.84m)**

Door to side giving access to front and rear of the property. Radiator. Exposed brick walls. Tiled flooring.

**Dining Area/Sitting Room 12'0 x 10'5 (3.66m x 3.18m)**

Double glazed box bay window to front, radiator, coving to ceiling.

**Rear Porch**

Built in cupboard housing gas central heating boiler. Plumbing for washing machine. Double glazed door to garden.

**Wc**

Fitted with a two piece suite comprising wash hand basin and wc. Partly tiled walls. Spotlights to ceiling. Double glazed frosted glass window to side.

**Stairs To First Floor**

**Landing**

Double glazed window to rear. Radiator. Coving to ceiling. Access to loft space.

**Bedroom One 10'5 x 12'8 (3.18m x 3.86m)**

Two double glazed windows to front with partial sea views. Built in wardrobe with hanging space and shelving. Coving to ceiling. Radiator. Door to:

**En-suite**

Fitted with a three piece suite comprising wash hand basin, wc and shower cubicle with mains shower. Partly tiled walls. Spotlights and coving to ceiling. Wall mounted chrome heated towel rail. Laminate wood effect flooring.

**Bathroom**

Fitted with a three piece suite comprising, wc, wash hand basin and bath. Partly tiled walls. Wood effect flooring. Spotlights to ceiling. Radiator. Double glazed frosted glass window to rear.

**Bedroom Two 9'11 x 10'3 (3.02m x 3.12m)**

Double glazed window to front with partial sea views. Built in wardrobe with hanging space and shelving. Built in cupboard. Coving to ceiling. Radiator.

**Bedroom Three 7'6 x 7' (2.29m x 2.13m)**

Double glazed window to rear. Built in wardrobe with shelving and hanging space. Coving to ceiling. Radiator.

**Externally**

**Front**

Driveway parking for several cars leading to garage along with a tiered garden laid to lawn with pathway leading to front door. Side access.

**Rear**

Rear enclosed garden with patio seating area, garden laid to lawn with steps up to decked seating area with partial sea views over Swansea Bay.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

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

