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**78 BISHWELL ROAD, GOWERTON, SWANSEA,  
OFFERS IN THE REGION OF £195,000**



Dawsons are delighted to bring to market a three bedroom semi-detached house on the ever popular Bishwell Road. The property enjoys an end of cul-du-sac location so is set in a quiet position ideally situated to take advantage of everything the area has to offer including several shops, cafes and bars as well as Gowerton Train Station and good road links to Gower, Swansea and Llanelli. The extended family home comprises: hallway, lounge, sitting room, wet room and kitchen. three bedrooms and a bathroom. there is double glazing throughout and gas central heating. Externally the property offers a driveway and garage plus front and small rear garden space. Viewing is highly recommended. EPC-E

#### Ground Floor

The property is entered via a double glazed glass panel door into:

#### Hallway

Stairs leading up to the first floor landing with under stairs storage cupboard. Radiator. Door into the lounge. Door into:

#### Kitchen 3.2 x 2.7 (10'6" x 6'7")

Fitted with a range of wall, base and drawer units with complementary work surfaces and ceramic tiled splash backs. Inset one and a half bowl stainless steel sink unit with drainer and mixer tap. Plumbed for a washing machine and tumble dryer. Radiator. Double glazed window to the rear. Double glazed glass panel door to the side.

#### Lounge 6.7 x 3.6 (22'0" x 11'10")

Double glazed window to the front. Two radiators. Chimney breast with an open fire. Wood effect flooring creating a modern feel. Door into:

#### Sitting Room 3.2 x 3.3 (10'6" x 10'10")

This versatile room could be used as a sitting room or bedroom and is ideally set up for users with a disability. Radiator. Double glazed window to the rear. Double glazed glass panel door to the side. Door into:

#### Wet Room 2.2 x 1.9 (7'3" x 6'3")

Again this room has easy access and is set up ideally for an elderly user or a person with a disability. Double glazed window to the rear. Storage heater. Close coupled WC. Easy access shower with folding glass doors. Wall mounted wash hand basin with wall mounted mirror above.

#### First Floor

#### Landing

Double glazed window to the front. Radiator. Door to airing cupboard housing combi boiler. Doors to:

#### Bedroom One 3.0 x 2.9 (9'10" x 9'6")

Double glazed window to the rear. Radiator.

#### Bedroom Two 3.6 x 2.9 (11'10" x 9'6")

Double glazed window to the front. Radiator. Mirrored sliding doors to built in wardrobes.

#### Bedroom Three 3.2 x 2.1 (10'6" x 6'11")

Double glazed window to the rear. Radiator. Sliding doors to built in wardrobe.

#### Bathroom

Four piece suite comprising close coupled WC, pedestal wash hand basin with wall mounted unit above, panelled P shaped bath and built in shower cubicle with an electric shower and glass door. Radiator. Partly tiled walls. Two double glazed windows to the side.

#### Externally

#### Front

A garden laid to lawn with a driveway leading to a detached garage with up and over door. Gated pedestrian access to:

#### Rear

Adjacent to the property is a patio seating area. A wooded area to the rear offers privacy to this space. Side door leads to the garage.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014