



14 Bishopston Road, Bishopston, Swansea, City & County Of Swansea, SA3 3EH

£449,950

A comprehensively renovated and extended split level family home boasting four double bedrooms (master with en-suite and walk in wardrobe,) a beautifully appointed open plan kitchen/dining room and pleasant views to the rear toward the Bishopston Valley.

The properties locality means you are only a short distance from beautiful beaches such as Pwlldu Bay and Caswell Bay while both Gower and the village of Mumbles are just a short drive from the property. This lovely four bedroom home also falls within walking distance to Bishopston primary and Comprehensive schools.

The accommodation briefly comprises; to the ground floor, Entrance porch, living room, bedroom two and three, bathroom and the kitchen/dining room. There is access from the kitchen to a utility area and also a decked

The Accommodation Comprises

Ground Floor

Porch 6'2" x 4'7" (1.88 x 1.41)

Entered via double glazed door to front. Double glazed window to side. Storage cupboard. Tiled floor. Gate opening switch fitted.

Living Room 18'6" max x 11'11" (5.64 max x 3.64)



With wall mounted electric fire. Double glazed window to front. Two radiators. Door to Kitchen. Door to inner hallway.

Living Room



Inner Hallway

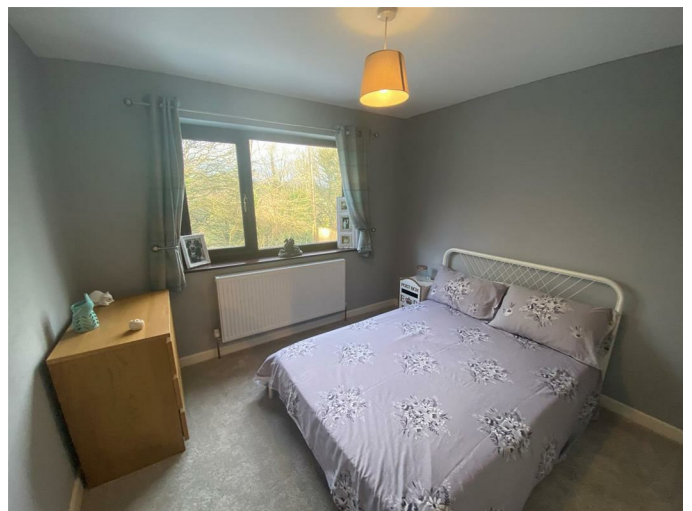
With doors to bedrooms & bathroom. Loft access with pull down ladder to part boarded loft with ample storage area.

Bedroom Two 17'7" x 10'0" (5.38 x 3.05)



With double glazed patio doors to rear. Radiator. Spotlights.

Bedroom Three 9'11" x 9'8" (3.03 x 2.96)



With double glazed window to the rear. Radiator. Doors to built in wardrobes.

Bathroom 6'8" x 7'6" (2.05 x 2.30)



With frosted double glazed window to the side. Well appointed bathroom suite comprising; bathtub with shower over, wash hand basin, low level w/c. Tiled floor. Tiled walls. Radiator. Spotlights. Extractor fan. Large storage cupboard.

Kitchen/Dining Room 19'0" x 14'1" (5.81 x 4.31)



With vaulted ceiling and double glazed windows to the front.. French double glazed patio doors to the rear decked balcony. A beautifully appointed kitchen fitted with a range of base and wall units. Running work surfaces. Central island with base units and drawers incorporating bowl sink with contemporary mixer tap over. Range cooker with extractor hood over. Integral tumble dryer. Tiled splash backs and

tiled floor. Space for American fridge/freezer. Door to utility area. Stairs to lower ground floor.

Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Decked Balcony



Enjoying pleasant views toward the Bishopston valley.

Utility Area

Washing machine and dishwasher. Wall mounted combination boiler installed in 2019.

Lower Ground Floor

Sitting Room 15'11" x 14'2" (4.86 x 4.33)



With double glazed sliding doors to rear garden. Radiator. Hidden door to cloakroom. Opening to inner hallway.

Sitting Room



Cloakroom

W.C. Freestanding wash hand basin.

Inner Hallway

Doors to bedroom one and four.

Bedroom One 14'8" x 12'5" (4.49 x 3.79)



With doors to en-suite and walk in wardrobe. Radiator. Spotlights. Double glazed patio doors to rear garden. Skylight.

En-Suite 5'8" x 8'9" (1.74 x 2.67)



A well appointed suite comprising of a free standing wash hand basin with vanity unit, large shower cubicle and a low level W.C. Tiled splashbacks. Tiled Floor. Chrome heated towel rail. Spotlights.

Walk-In Wardrobe 9'7" x 5'11" (2.93 x 1.82)

Spotlights. Radiator.

Bedroom Four 8'11" x 10'0" (2.74 x 3.05)



Skylight. Double glazed window to rear. Radiator.

Front



Driveway parking for 3/4 vehicles. Side access. We are advised electricians have been put in place along with an entry keypad for an electric gate to be fitted. External power supply. External water tap. Exterior lighting.

Rear Garden



Mainly laid to lawn with pleasant views over the valley. External water tap. Exterior lighting.

Rear Garden



Tenure

Freehold

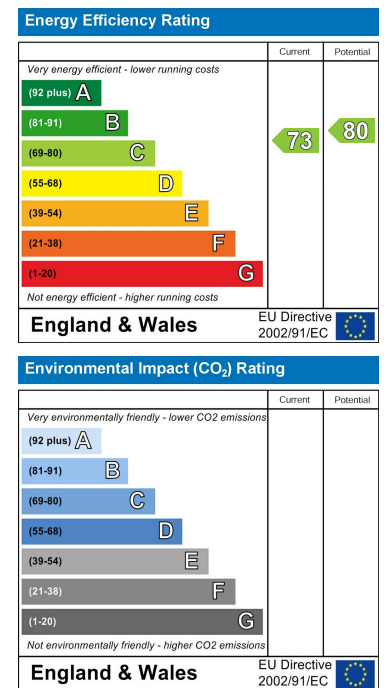
Floor Plan



Area Map



Energy Efficiency Graph



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