

22 Kilfield Road,
Bishopston, Swansea,
City & County Of
Swansea, SA3 3DL

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Offers Over
£450,000



Situated on the ever-popular Kilfield Road in Bishopston, this three-bedroom detached family home presents an exciting opportunity for those looking to settle in one of the Gower's most desirable locations. Offered with no onward chain, the property is ideally positioned within walking distance of the breathtaking Pwlldu Bay and Caswell Bay and falls within the highly regarded Bishopston Comprehensive school catchment, making it a superb choice for families.

Set on an impressive plot of approximately 0.15 acres, the home boasts a generous floor area of 1,599 square feet. The well-maintained front garden is beautifully planted with a variety of mature flowers, trees and shrubs, offering a warm welcome. A private driveway provides parking for three vehicles and leads to the integral garage, while gated side access takes you through to the rear garden.

Internally, the ground floor accommodation includes a welcoming hallway, a convenient cloakroom, and a spacious lounge that flows into the dining area. From here, a bright conservatory overlooks the garden and creates an inviting space to relax. The kitchen is perfectly placed for modern family life.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, all arranged to make the most of the home's light and space.

To the rear, the beautifully enclosed, south-facing garden is a true highlight. Designed for both relaxation and entertaining, it features a generous patio area ideal for outdoor dining, along with a lush lawn surrounded by established planting and secure fencing. A detached garden shed provides additional storage.

This is a rare chance to acquire a home in a prestigious location with scope to personalise, all just moments from stunning coastal walks and excellent local amenities.



Entrance

Via a glazed hardwood door into the integral garage, which also provides access into the property.

Integral Garage

17'1" x 13'9"

Via 'up and over' door. Space for tumble dryer. Space for fridge freezer. Double glazed PVC door to the rear garden.

Hallway

Accessed via a frosted glazed hardwood door. The hallway with parquet flooring. Stairs to the first floor. Door to under stairs storage. Door to the cloakroom. Door to the lounge. Door to the kitchen. Radiator.

Cloakroom

5'6" x 5'8"

With a frosted glazed window to the side. Plumbing for washing machine. Running work surface with a wash hand basin. WC.

Lounge

12'5" x 14'0"

With a set of double glazed windows to the front offering a pleasant outlook over the front garden. Radiator. Parquet flooring. Feature fireplace housing a gas fire set on tiled hearth. Opening to the dining area.

Dining Area

8'6" x 14'0"

With a set of glazed doors to the conservatory. Serving hatch to the kitchen. Parquet flooring. Radiator.

Conservatory

9'0" x 14'0"

You have a set of double glazed PVC doors to the rear. A set of double glazed windows to the rear.

Kitchen

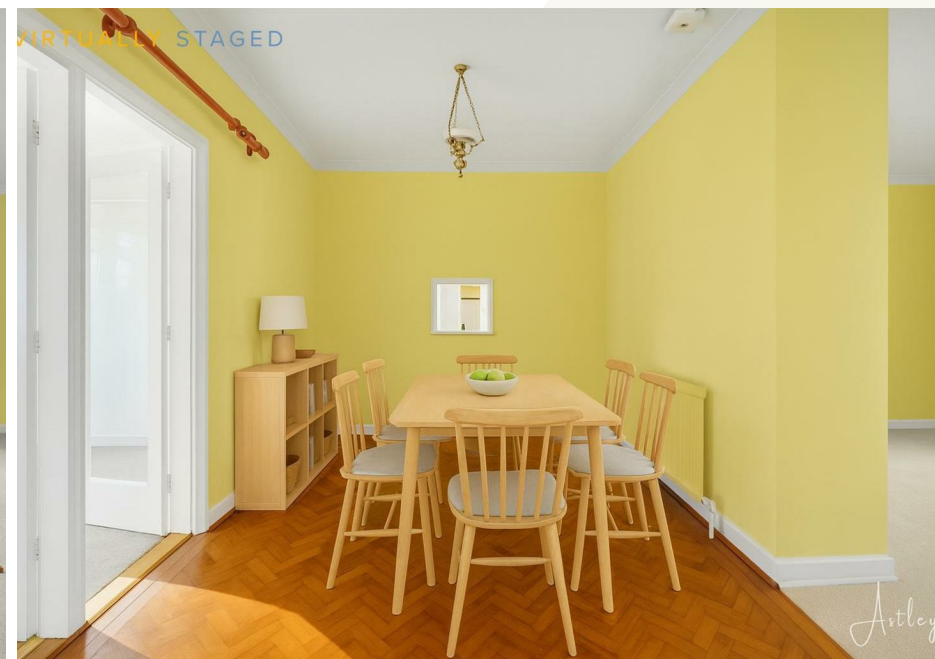
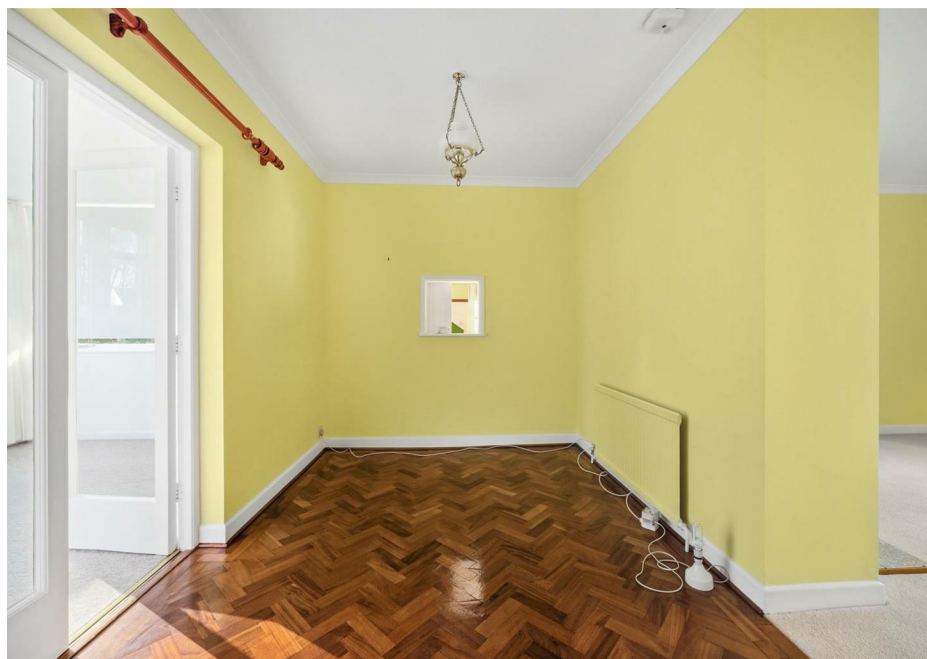
8'0" x 11'8"

With a set of double glazed windows to the rear. Radiator. The kitchen is fitted with a range of base and wall units. You have running work surface incorporating a stainless steel sink and drainer unit. Space for fridge freezer. Space for cooker. Plumbing for dishwasher.

First Floor

Landing

You have a double glazed window to the side. Loft access. Door to the bathroom. Doors to bedrooms.



Bathroom

10'1" x 6'6"

With a set of frosted double glazed windows to the front. Doors to built-in storage cupboards. Radiator. Bathroom suite comprising; a bathtub with shower over. WC. Wash hand basin. Extractor fan.

Bedroom One

14'1" x 11'10"

You have a set of double glazed windows to the rear offering a pleasant outlook over the rear garden. Radiator. Doors to built-in wardrobes.

Bedroom Two

14'3" x 8'0"

You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom Three

12'0" x 8'4"

You have a set of double glazed windows to the rear again offering a pleasant outlook over the rear garden. Radiator. Door to built-in storage cupboard.

Bedroom Three

External

Front

You have private driveway parking for three vehicles leading to the integral garage. A lawned garden home to a variety of flowers, trees and shrubs. Side access to the rear garden.

Rear

Beautifully enclosed South facing rear garden. Home to a patio seating area with ample room for tables and chairs. You have a lawned garden home to a variety of flowers, trees and shrubs bordered by fencing. Detached garden shed.

Services

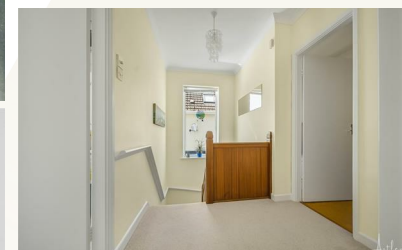
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - F

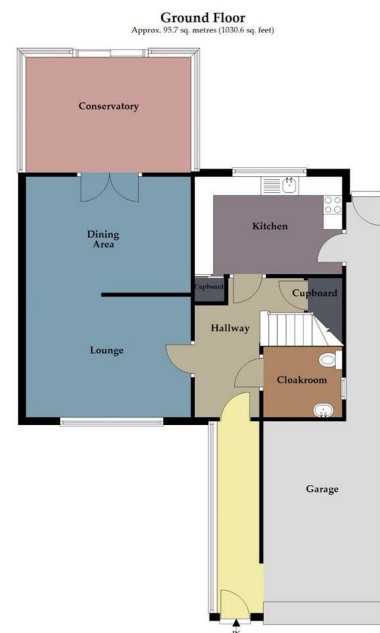
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 148.5 sq. metres (1599.0 sq. feet)

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Plan produced using PlanUp.