

92 Bishopston Road,  
Bishopston, Swansea,  
SA3 3EW

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# 92 Bishopston Road, Bishopston, Swansea, SA3 3EW

£350,000



Nestled in the heart of Bishopston, this attractive home enjoys a wonderful position within one of Gower's most desirable villages. Beautiful beaches, scenic countryside walks and a welcoming community atmosphere are all close at hand, alongside popular cafés, local amenities and well regarded schools.

Set behind private parking, the property offers thoughtfully arranged accommodation extending to approximately 904 square feet. A porch opens into a comfortable lounge, which flows through to the dining area and kitchen, creating an inviting space for both everyday living and entertaining.

On the first floor, the principal bedroom benefits from a walk in wardrobe and en suite, while the second bedroom enjoys pleasant countryside views across the rear. A family bathroom completes the accommodation.

Outside, the rear garden has been designed to make the most of its peaceful setting. A patio provides space for outdoor dining and relaxation, leading to a lawn bordered by a variety of established flowers and shrubs that bring colour and interest throughout the year.

Occupying a plot of approximately 0.05 acres, this is a charming village home that combines comfort, character and easy access to the best of the Gower Peninsula.



#### Entrance

Via a double glazed PVC door into the porch.

#### Porch

Door to storage cupboard. Door to the lounge. Radiator.

#### Lounge

14'4" x 12'5"

With an opening to the dining area. Stairs to the first floor. Radiator. Feature fireplace.

#### Dining Area

8'4" x 19'6"

With a set of frosted double glazed windows to the rear. Radiator. Opening to the kitchen. Tiled floor.

#### Kitchen

10'5" x 9'3"

A beautifully appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a sink with mixer tap over. Four ring Lamona induction hob with oven and grill under. Integral dishwasher. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled floor.

#### First Floor

##### Landing

Loft access. Door to bathroom. Doors to bedrooms.

##### Bathroom

5'6" x 9'0"

With a set of frosted double glazed windows to the rear. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

##### Bedroom One

13'5" x 9'8"

With a set of double glazed windows to the front. Radiator. Door to walk-in wardrobe. Door to en suite.



**En-Suite**

9'3" x 3'0"

Well appointed suite comprising; corner shower cubicle with oversized shower head above. Chrome heated towel rail. WC. Wash hand basin. Spotlights. Extractor fan.

**Bedroom Two**

10'1" x 8'9"

Double glazed window to the rear offering a pleasant countryside outlook. Radiator. Doors to built-in wardrobe.

**External**

**Aerial Aspect**

**Front**

Private parking for one vehicle.

**Rear**

Patio seating area leading to a lawned garden. Rear garden is home to a variety of flowers and shrubs.

**Services**

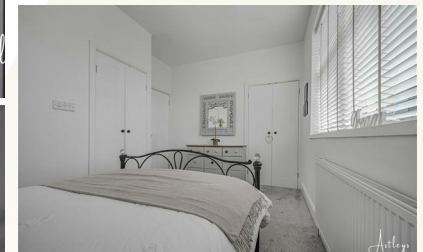
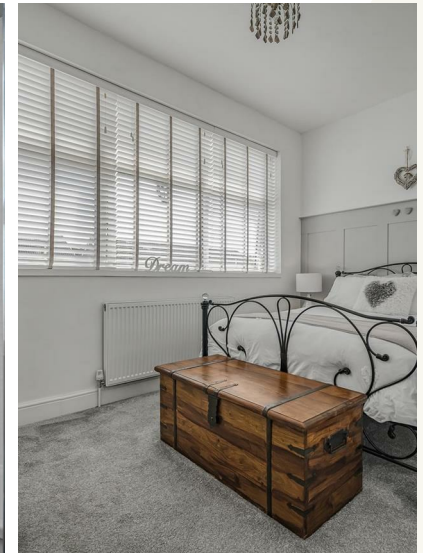
Mains electric. Mains sewerage. Mains water. Mains Gas. Electric air source heat pump. Broadband type - superfast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

**Council Tax Band**


Council Tax Band - D

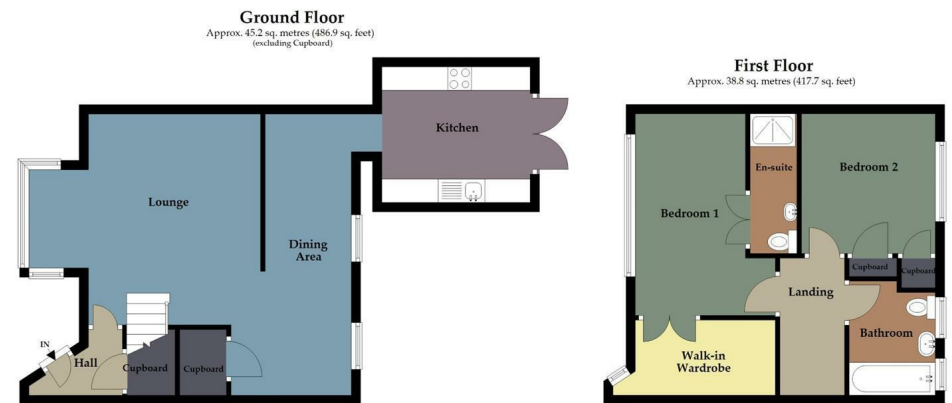
**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>54</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 84.0 sq. metres (904.6 sq. feet)

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