

47A Bishopston Road,  
Bishopston, Swansea,  
SA3 3EN

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# 47A Bishopston Road, Bishopston, Swansea, SA3 3EN

£425,000



Set within the characterful village setting of Bishopston, this home enjoys a pace of life shaped by coastline and countryside. From here, the Gower Peninsula unfolds with its celebrated beaches, walking routes and open green spaces, while a selection of independent cafés, local shops and well regarded schools sit comfortably within everyday reach. The sense of community is established yet quietly vibrant, offering both connection and retreat in equal measure.

The house itself presents as a carefully balanced family home, extending to a generous internal arrangement that flows with ease from one space to the next. A welcoming entrance hall leads through to a well proportioned lounge, where natural light gathers and views begin to draw the eye towards the garden beyond. The kitchen and dining area forms the heart of the home, designed for both daily living and relaxed entertaining, with a conservatory beyond that invites the outside in and frames the changing seasons.

Upstairs, four bedrooms are arranged with a calm sense of order, served by a family bathroom, while the attic room above offers a versatile additional space suited to work, study or quiet retreat. Throughout, the layout reflects a thoughtful approach to both privacy and shared living.

Outside, the grounds extend to a manageable and well kept plot, with a private driveway providing parking for several vehicles and access to the garage. The rear garden is a particular feature, laid mainly to lawn and bordered by an established mix of flowers and shrubs, creating colour and structure through the year. A raised patio offers a natural setting for outdoor dining, positioned to take full advantage of the open countryside outlook that lends a sense of space and calm.

This is a home that sits comfortably within its surroundings, offering a refined yet practical living environment in one of Gower's most desirable village locations.



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a set of frosted double glazed windows to the front and a door to the inner hall.

### Inner Hall

Door to the lounge. Radiator. Stairs to the first floor. Door to the kitchen/dining room.

### Kitchen/Dining Room

12'2" x 25'0"

You have a set of double glazed windows to the rear. Double glazed PVC door to the rear. Double glazed sliding door to the rear garden. Radiator. Set of doors to the lounge. The kitchen is well appointed, fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Five ring Lamona gas hob with extractor hood over. Space for dishwasher. Space for washing machine. Space for fridge freezer. Integral oven and grill. Spotlights. Central breakfast island.

### Conservatory

8'6" x 12'7"

You have a set of frosted double glazed windows to the side. Set of double glazed windows to the rear. Set of double glazed French doors to the rear. Tiled floor.

### Lounge

15'5" x 12'6"

You have a set of double glazed windows to the front. Radiator. Feature fireplace.

### First Floor

#### Landing

Stairs leading up to the attic room. Door to the bathroom. Doors to the bedrooms.

#### Bathroom

7'0" x 7'11"

Frosted double glazed window to the side. Suite comprising; bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights.

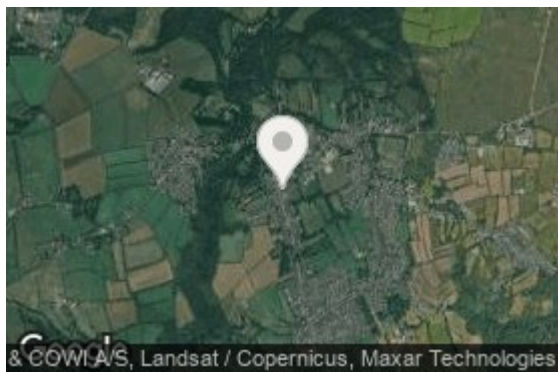
#### Bedroom One


12'3" x 16'9"

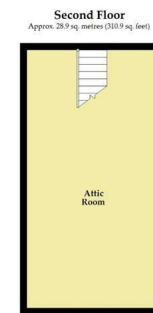
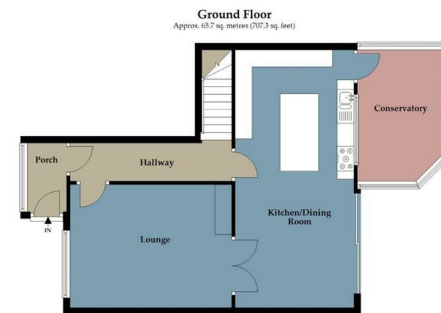
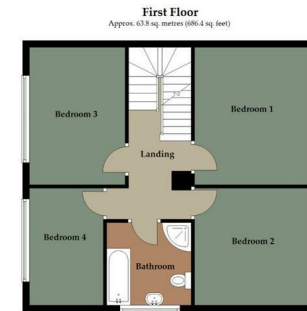
You have a set of double glazed windows to the rear offering a pleasant countryside outlook. Radiator.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">73</span> <span style="font-size: 2em; margin-left: 20px;">85</span> </div>
(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>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 158.4 sq. metres (1704.5 sq. feet)

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