

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



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Offers Over
£375,000



With no onward chain, this charming home is nestled in the sought-after village of Bishopston, where coastal beauty and countryside living come together effortlessly. Positioned on the doorstep of the Gower Peninsula, renowned for its award-winning beaches, scenic walking routes and expansive green spaces, the setting offers an exceptional lifestyle that is both relaxed and connected.

Just a stone's throw from the highly regarded Bishopston Primary School and Bishopston Comprehensive School, making it particularly appealing for families seeking access to excellent local education. Everyday amenities are also close at hand, including independent cafés, local shops and popular village services, all contributing to the area's welcoming and established community feel.

The property further benefits from an air source heat pump, providing an energy-efficient heating solution that can significantly reduce running costs and improve overall efficiency throughout the home. In addition, the property is equipped with electric vehicle (EV) charging points, offering the convenience of charging vehicles at home.

The current owners advise that the total energy costs over a 12-month period, including heating, electricity, EV charging and gas for cooking, amounted to £2,744.51, demonstrating the home's excellent energy efficiency and economical day-to-day running costs.

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



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.



Bedroom Two

12'1" x 10'9"

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

Bedroom Three

14'2" x 9'2"

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

Bedroom Four

10'8" x 7'6"

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

Second Floor

Attic Room

24'8" x 12'5"

With a set of Velux roof windows to the rear offering countryside views and a Velux roof window to the front. Radiator. Door to storage cupboard. Door to eaves storage.

External

Front

Electric car charging point. Private driveway parking for two to three vehicles leading to the garage. Side access.

Rear

Lawned garden home to a variety of flowers and shrubs. Raised patio seating area with ample room for tables and chairs. The rear garden benefits from a pleasant countryside outlook.

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 - F

Tenure

Freehold.

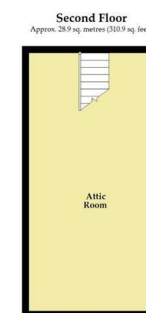
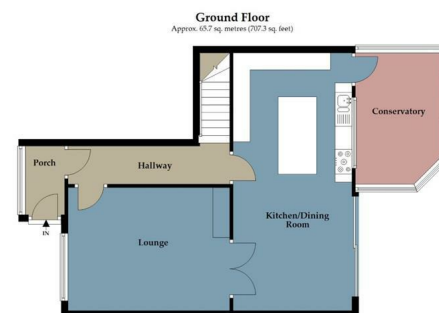
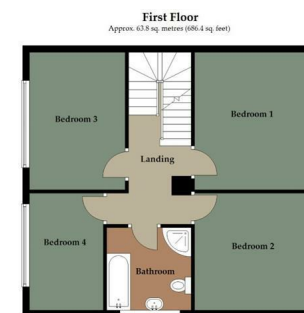
Garage

Via electric 'up & over' door. Power and light.





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		
	73	85
EU Directive 2002/91/EC		
England & Wales		



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

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Plan produced using PlanIt.