

1 Portway,  
Bishopston, Swansea,  
SA3 3JR

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# 1 Portway, Bishopston, Swansea, SA3 3JR

Offers Over  
**£550,000**



Set within a highly desirable coastal pocket on the edge of the Gower Peninsula, this four bedroom detached home enjoys a setting shaped by sea air, open countryside and a strong local community. The nearby village area of Bishopston offers a welcoming mix of everyday amenities, respected schools and relaxed cafés, while some of the UK's most admired beaches are close at hand, including Caswell Bay and Rhossili Bay, both defining the appeal of this stretch of Swansea.

The property is offered with no onward chain and sits on a plot of around 0.10 acres, with private parking to the front. Inside, the layout is well balanced, beginning with a welcoming hallway leading to a sitting room and separate lounge, providing flexible reception space. The kitchen sits centrally to the home, linking through to a dining area, with a conservatory and utility space opening onto the rear garden. A cloakroom completes the ground floor.

Upstairs, there are four bedrooms, offering versatility for family living or home working. The principal bedroom benefits from an en suite, complemented by a family bathroom serving the remaining rooms.

To the rear, a block paved patio provides an inviting seating area, with steps leading to a lawned garden bordered by mature hedging, creating a private and peaceful outdoor setting. Side access adds further practicality.

A well positioned home offering space, flexibility and a coastal lifestyle within easy reach of beaches, countryside and village amenities.



### Entrance

Via a composite door into the hallway.

### Hallway

Stairs to the first floor. Door to storage cupboard. Door to sitting room. Door to lounge. Door to cloakroom. Door to kitchen. Radiator.

### Cloakroom

WC. Wash hand basin.

### Lounge

12'8" x 12'7"

Double glazed bay window to the front. Feature wood burner. Spotlights.

### Sitting Room

11'7" x 11'2"

Double glazed bay window to the front. Radiator.

### Kitchen

10'6" x 20'9"

Set of bi fold doors to the conservatory. Double glazed window to the rear. Double glazed window to the side. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink with mixer tap over. Four ring Neff hob with induction hood over. Integral Neff oven and grill. Integral fridge. Integral freezer. Integral dishwasher. Opening to the dining area.

### Dining Area

12'6" x 10'2"

Feature fireplace. Set of bi fold doors to the conservatory/utility.

### Conservatory/Utility

Set of double glazed windows to the rear. Double glazed sliding door to the rear. Radiator. Utility area which houses a running work surface with a stainless steel sink and drainer unit.

### First Floor

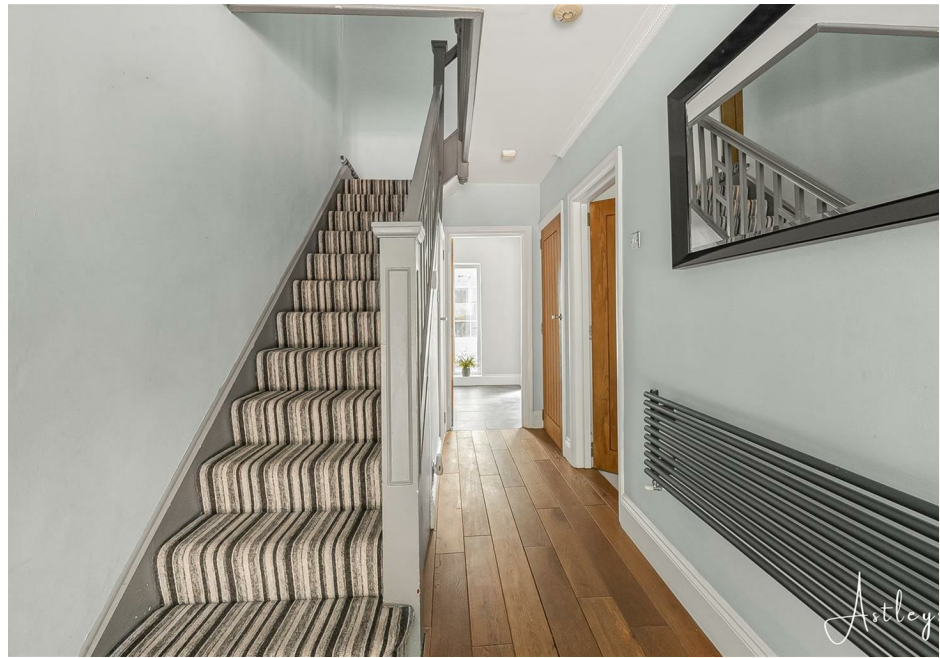
### Landing

Loft access. Doors to bedrooms. Door to bathroom.

### Bathroom

7'6" x 7'1"

Frosted double glazed window to the rear. A well appointed suite comprising; bathtub with shower over. WC. Wash and basin.



### Bedroom One

15'11" x 12'7"

Double glazed bay window to the front. Frosted double glazed window to the side with feature stained glass insert. Radiator. Spotlights. Door to en suite.

### En-Suite

7'5" x 11'0"

Frosted double glazed window to the rear. Velux roof window to the rear. Suite comprising; large walk-in shower with over-sized shower head above. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

### Bedroom Two

12'0" x 10'7"

Double glazed bay window to the front. Frosted double glazed window to the side. Radiator.

### Bedroom Three

11'10" x 10'4"

Double glazed bay window to the rear. Radiator. Door to built in wardrobe.

### Bedroom Four

7'1" x 7'2"

Double glazed window to the front. Radiator.

### External

#### Front

Private parking for several vehicles. Side access to the rear.

#### Rear

Block paved patio area with ample room for tables and chairs. Steps leading up to a lawned garden. The rear garden is bordered by hedging. Side access to the rear.

#### Services

Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre.

#### Council Tax Band

Council Tax Band - F

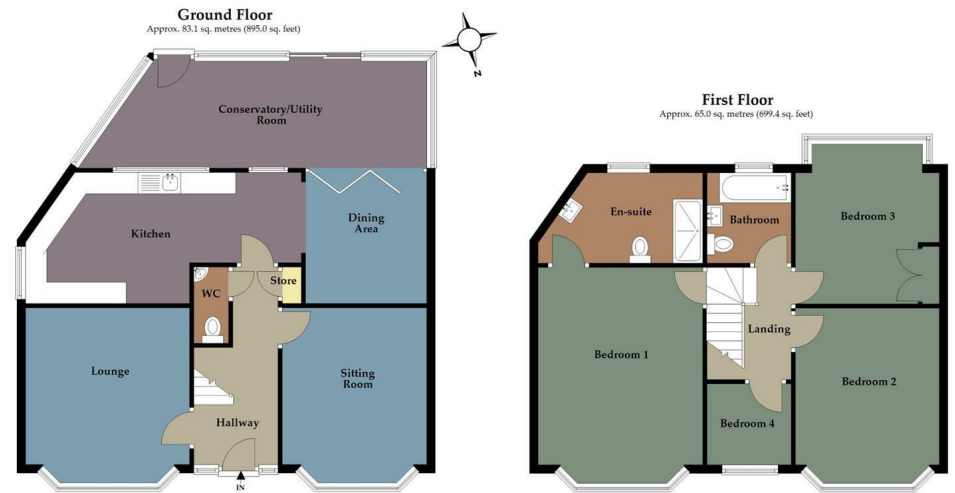
#### Tenure

Leasehold (897 years left on lease)





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		
	72	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 148.1 sq. metres (1594.4 sq. feet)

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