

18 Broadmead
Crescent, Bishopston,
Swansea, SA3 3BA

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18 Broadmead Crescent, Bishopston, Swansea, SA3 3BA

£350,000



Situated on Broadmead Crescent in the sought-after area of Bishopston, this detached four-bedroom family home offers generous living space within a plot measuring approximately 0.08 acres and a floor area of 1,373 square feet. Its location provides the perfect blend of village living and coastal charm, with the sandy shores of Caswell Bay just a short distance away.

The ground floor opens with a welcoming hallway leading to a cloakroom and an integral garage. The well-proportioned lounge flows into the kitchen, while a separate sitting room and light-filled garden room create versatile spaces for family life and entertaining. Upstairs, a family bathroom serves four comfortable bedrooms, each enjoying pleasant outlooks.

Outside, the front of the property benefits from driveway parking for two vehicles and access to the garage, with a side pathway leading to the rear. The rear garden features a patio seating area ideal for outdoor dining, which steps down to a lawn surrounded by fencing for privacy. A garden shed is also included, providing useful storage.

This property combines a prime location with spacious accommodation, making it a superb opportunity for those seeking a family home near the coast.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the integral garage. Door to the cloakroom. Door to the lounge. Door to the sitting room. Door to the kitchen. Radiator.

Front Photo

Cloakroom

4'7" x 3'8"

Frosted double glazed window to the rear. Suite comprising: WC. Wash hand basin. Radiator.

Lounge

18'1" x 12'11"

Double glazed bay window to the front and a set of double glazed windows to the side. Wall-mounted electric fire. Radiator.

Sitting Room

9'6" x 9'6"

Currently being used as a bedroom. Opening to the garden room. Radiator.

Garden Room

8'1" x 9'7"

With a set of double glazed windows to the rear garden and a set of double glazed French doors to the rear garden also.

Kitchen

13'9" x 7'10"

Door to storage cupboard. Frosted double glazed PVC door to the rear garden. Set of double glazed windows to the rear garden. The kitchen is fitted with a range of base and more units. Running work surface incorporating a stainless steel sink and drainer unit. Integral four ring gas hob with extractor hood over. Integral oven and grill. Space for American style fridge freezer. Plumbing for washing machine.

Kitchen

Landing

Loft access. Door to bathroom. Doors to bedrooms.

Bedroom One

8'7" x 13'11"

Set of double glazed windows to the front. Radiator.



Bedroom Two

11'0" x 9'3"

With a set of double glazed windows to the front. Radiator.

Bedroom Three

11'10" x 9'1"

With a set of double glazed windows to the rear. Radiator.

Bedroom Four

9'10" x 8'11"

With a set of double glazed windows to the rear. Radiator.

Bedroom Four**Bathroom**

5'5" x 6'4"

With a frosted double glazed window to the side. Suite comprising; bathtub with shower over. WC. Wash hand basin. Heated towel rail. Spotlights.

Integral Garage

16'2" x 8'6"

Via 'up & over door' Double glazed window to the rear. Door to the rear.

Side access**External**

Patio seating area with room for tables and chairs which in turn leads down to a lawn garden. The rear garden is bordered by fencing and home to a garden shed.

Front

Driveway parking for two vehicles leading to the integral garage with side access to the rear. You also have a lawned garden bordered by fencing.

Rear Garden**Ariel View shot****Ariel View Shot****Front photo****Council Tax Band**

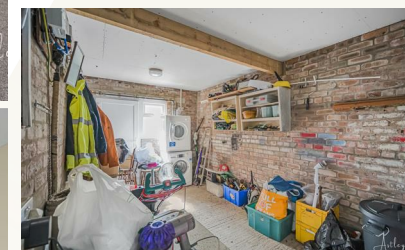
Council Tax Band - F

Tenure

Freehold.

Services

Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.





| 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. 127.6 sq. metres (1373.0 sq. feet)

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Plan produced using PlanIt.