

20 Gerretts Close,
Bishopston, Swansea,
SA3 3HF



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£495,000



Bishopston offers an appealing combination of village life, countryside and coast, with the beaches of Caswell Bay, Brandy Cove and Pwll Du all within easy reach. The village provides a range of everyday amenities and excellent local schooling, while Mumbles is close by for its cafés, restaurants, independent shops and seafront. Swansea city centre is also readily accessible.

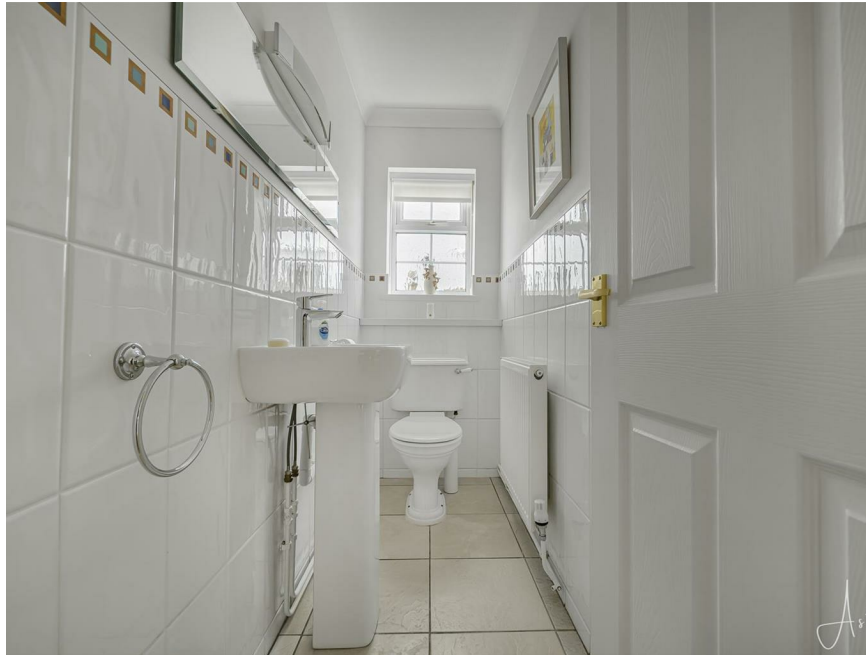
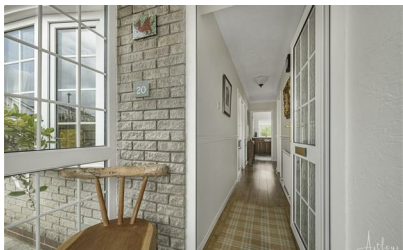
Set within a peaceful residential setting, this attractive detached home occupies a plot of approximately 0.08 acres and provides around 1,696 sq ft of versatile accommodation. The layout is well suited to family life, with a number of reception spaces providing flexibility for both everyday living and entertaining.

The ground floor comprises a welcoming porch and hallway, lounge, dining room, conservatory, kitchen and cloakroom. The conservatory creates a particularly pleasant connection with the garden, providing an additional space to relax throughout the year.

To the first floor are three bedrooms and the family bathroom, offering a practical arrangement for family living and guests.

Outside, a private driveway provides parking for two to three vehicles and leads to the garage. The front lawn is complemented by side access to the rear garden, where a generous patio provides space for outdoor dining and seating, with a further patio area and lawn beyond.

Combining generous accommodation with attractive outdoor space and an enviable Gower setting, this is a well positioned home for enjoying the coast, countryside and amenities of Bishopston and the surrounding area.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows to the front. Frosted double glazed PVC door to the hallway. Tiled floor.

Hallway

With stairs to the first floor. Door to the cloakroom. Door to under stairs storage. Door to the lounge. Door to the kitchen. Radiator.

Cloakroom

8'8" x 3'2"

Double glazed window to the side. A well appointed suite comprising: WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

Lounge

18'5" x 12'0"

With a double glazed bay window to the front. Radiator. Feature fireplace housing an electric fire. Opening to the dining room.

Dining Room

10'5" x 10'0"

Set of double glazed French doors to the conservatory. Radiator.

Conservatory

13'0" x 10'3"

Set of double glazed French doors to the rear garden. Set of double glazed windows to the rear.

Kitchen

9'4" x 13'10"

Set of double glazed windows to the rear. Double glazed PVC door to the rear. A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a sink and drainer unit. Four ring induction hob with extractor hood over. Oven and grill under. Integral dishwasher. Plumbing for washing machine. Space for tumble dryer. Integral fridge. Integral freezer. Radiator. Tiled floor.

First Floor

Landing

Frosted double glazed window to the side. Radiator. Loft access. Door to airing cupboard. Door to bathroom. Doors to bedrooms.



Bathroom

9'5" x 10'2"

With a frosted double glazed window to the rear. Well appointed bathroom suite comprising: bathtub. Large corner walk in shower cubicle. WC. Wash hand basin. Tiled floor. Part tiled walls.

Bedroom One

15'5" x 12'0"

Set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom Two

13'7" x 12'1"

Set of double glazed windows to the rear. Radiator.

Bedroom Three

12'4" x 12'0"

Set of double glazed windows to the front. Radiator.

External

Drone Shot

Front

Private driveway parking for two to three vehicles leading to the garage. Lawned garden with side access to the rear garden.

Garage

16'2" x 9'0"

With 'up and over' door. Power & light.

Rear

Patio seating area with ample room for tables and chairs. Further patio seatan area with room tables and chairs. Lawned garden.

Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.





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. 157.6 sq. metres (1696.6 sq. feet)

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Plan produced using PlanUp.