



12 Gerretts Close, Bishopston, Swansea, SA3 3HF

Three Bedrooms
Two Receptions
Garage

FREEHOLD

1,570 sqft

OFFERS IN THE REGION OF

£495,000



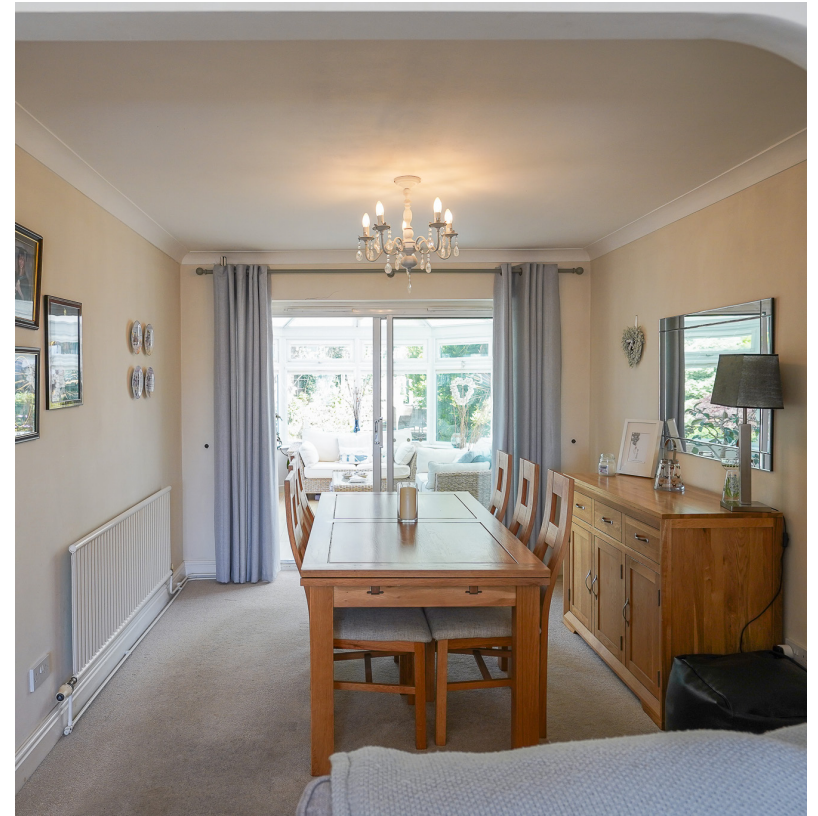
*A bright, comfortable and quietly placed Bishopston home,
with space, garden and coast all close at hand.*





A generous three-bedroom detached home in one of Bishopston's most popular residential closes, offering well-balanced family accommodation, a lovely garden, driveway parking, garage and the considerable advantage of no onward chain.













12 Gerretts Close is a lovely detached family home, set within a highly regarded close in Bishopston, one of Swansea's most desirable coastal villages. The property offers approximately 1570sqft of accommodation including the garage, with a practical layout, generous room proportions and an easy sense of space throughout.

The house is presented in very good order, whilst still allowing scope for a new owner to update and style the interiors over time. It is a home that feels well cared for, light and immediately comfortable, with the sort of room sizes that are increasingly difficult to find.

The ground floor is arranged around a welcoming entrance hall, leading into a spacious front living room with a wide bay window. The living room opens through to the dining room, creating an excellent double reception space for family life and entertaining. From here, the accommodation continues into a particularly attractive conservatory, which enjoys a pleasant outlook over the rear garden and provides a lovely additional sitting area throughout the seasons.

The kitchen sits to the rear of the house, overlooking the garden, with access into the main living spaces. There is also a useful ground floor WC and garage.

On the first floor, there are three genuinely good double bedrooms, giving the property broad appeal for families, downsizers wanting proper guest space, or buyers working from home. The bathroom is notably spacious, fitted with both a bath and separate shower, offering a practical and comfortable arrangement.

Externally, the property has driveway parking to the front, an integral garage and a neat front garden. To the rear, the garden is a real feature: pretty, established and manageable, with lawn, planted borders and space to sit out and enjoy the afternoon and evening light.

Offered Freehold and with No Onward Chain, this is a very appealing Bishopston home in a superb village position.

The property is offered for sale with no onward chain.



Tenure:
Freehold

Services:
Mains electricity,
water and sewerage.
Gas central heating.

Council Tax Band:
G — (£3,571p.a.)

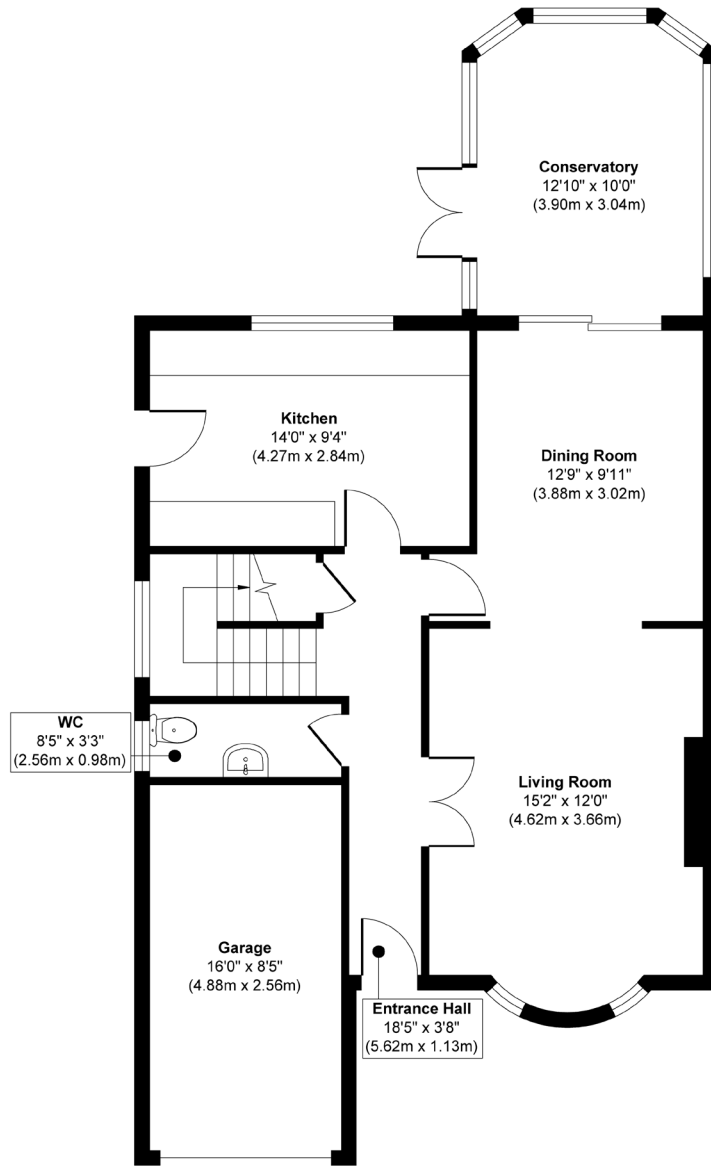
EPC Rating:
TBC



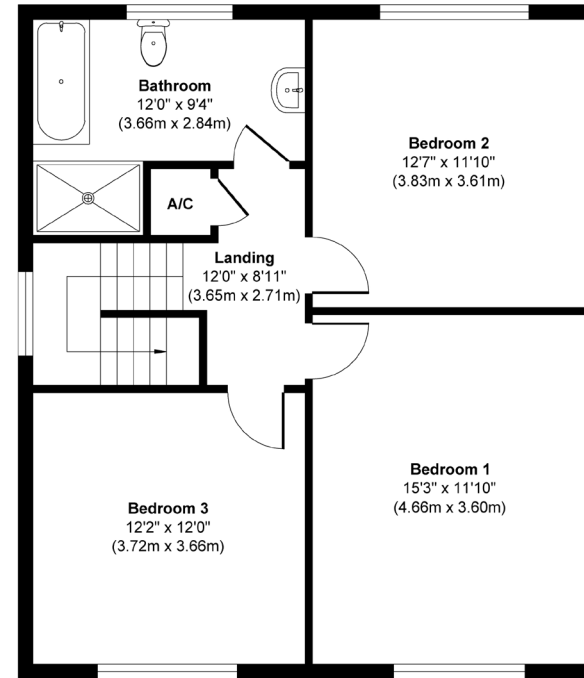








Ground Floor
 Approximate Floor Area
 886 sq. ft
 (82.32 sq. m)



First Floor
 Approximate Floor Area
 684 sq. ft
 (63.55 sq. m)

Approx. Gross Internal Floor Area 1570 sq. ft / 145.87 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

The Location

Gerretts Close is a sought-after residential address within Bishopston, a village prized for its balance of community, coast and countryside. The property is within easy reach of local amenities, including village shops, pubs, cafes, medical services and everyday facilities, while Bishopston's excellent local schooling is a major draw for families.

Bishopston Primary School and Bishopston Comprehensive School are both conveniently placed within the village, making the location particularly practical for family life. The surrounding area also offers a superb outdoor lifestyle, with Caswell Bay approximately 1.5 miles away, Pwll Du Bay around 2 miles away and Langland Bay approximately 2.5 miles away. Mumbles, with its independent shops, restaurants, seafront promenade, pier and cafes, is around 3 miles away.

The property is also beautifully positioned for access into the Gower, with Pennard, Southgate, Three Cliffs Bay and the wider Gower National Landscape all within easy reach. For commuting, Swansea city centre is approximately 6 miles away, with Singleton Hospital, Swansea University and the main employment centres on the western side of the city readily accessible. The M4 motorway can be reached via the city and north-west Swansea routes, providing onward links to Cardiff, West Wales and beyond.





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