



**Ullwell Road**

**Swanage, BH19 1LL**



**£635,000 Freehold**

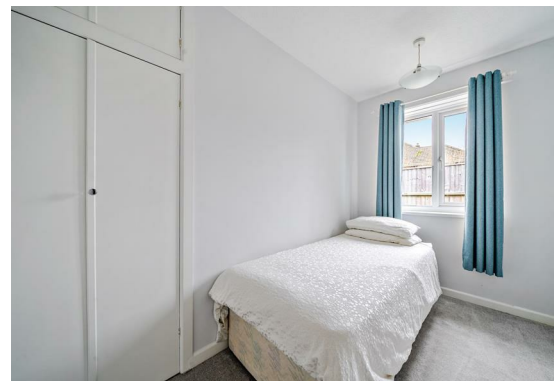


## Ullwell Road

Swanage, BH19 1LL

- Detached Three Bedroom Bungalow
- Driveway Leading to Garage
- Well Proportioned Sitting Room
- No Onward Chain
- Excellent Location close to The Beach
- Bright Accommodation
- Well Presented Throughout
- Private Rear Garden
- Quiet Position
- Modern-Style Kitchen Diner





Nestled on Ulwell Road in Swanage, this delightful detached bungalow offers comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful home by the coast.

Leading into the property, you are welcomed with the enclosed porch, great for storing shoes and coats after a walk along Ballard Downs.

The spacious living room provides a warm and inviting space for relaxation and entertaining. The living room offers a large bay window making the room bright and airy. The living room also has the luxury of an electric fire place great for cosy and relaxing evenings in. The living room has room for large sofas, coffee tables and television and console.

The kitchen is a stylish and highly functional space, fitted with a range of eye and base level units and quality integrated appliances such as



an oven, hob and dishwasher that creates a sleek finish. Designed with both convenience and family living in mind, the room offers generous space for free standing appliances and accommodating a large dining table, making it ideal for everyday meals as well as entertaining. This versatile kitchen forms the heart of the home, perfectly suited to modern family life.

The utility space leads off the kitchen which provides a highly practical addition to the home, offering areas for laundry and household storage. Thoughtfully arranged, it incorporates a useful pantry, ideal for food storage and keeping the main kitchen uncluttered. For convenience, the utility area has a WC. This well-designed space maintains a tidy and organised living environment.

The main bedroom is adjacent to the living room. It is a spacious and elegantly presented room, offering a calm and restful space in the home. It comfortably accommodates a large bed and additional ample built in furniture, while enjoying a bright and airy atmosphere.

The second bedroom is a cosy double room offering a comfortable atmosphere, making it ideal as a guest bedroom. The space accommodates a double bed along with additional free standing furniture.

The third bedroom is a bright and versatile single room, perfect as a guest room or home office. The room benefits from a well-proportioned layout allowing for flexible furniture arrangements.

The Bathroom is a modern tiled room with W.C combination units and walk in shower.

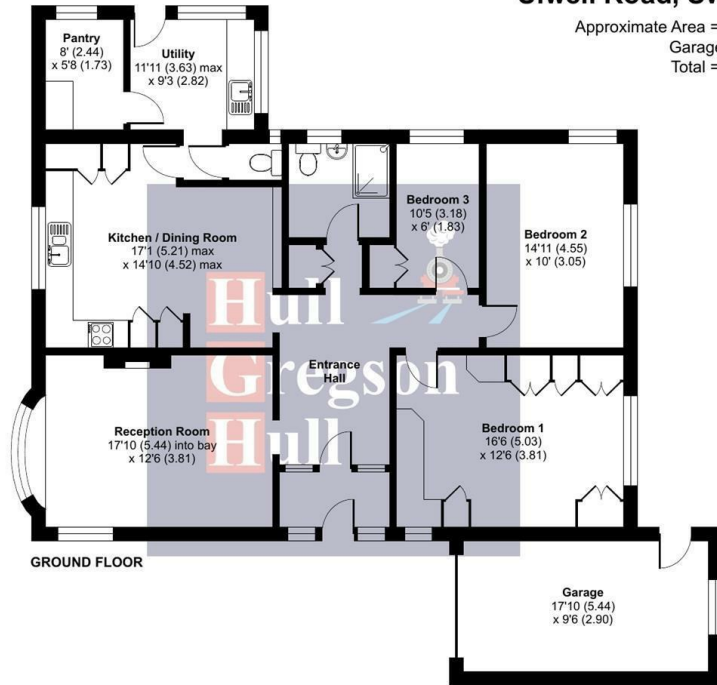
This property has a private Easterly facing rear garden. It features a spacious patio area, ideal for alfresco dining, morning coffee, or entertaining friends and family. Beyond the patio, a well-maintained lawn provides plenty of space for children to play or for gardening enthusiasts. The garden also gains side access into the single garage. This is ideal for storing gardening tools or water sports equipment. Infront of the garage are ample parking spaces.

North Swanage is a highly desirable residential area close to the heart of Swanage. The location benefits from good transport links, including local bus services connecting to Swanage town centre, Bournemouth and surround towns and villages. The area is within easy access to the award-winning beach, coastal and countryside walks along the Jurassic Coast, and a range of independent shops, cafés, and restaurants.



## Ullwell Road, Swanage, BH19

Approximate Area = 1314 sq ft / 122.1 sq m  
Garage = 169 sq ft / 15.7 sq m  
Total = 1483 sq ft / 137.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1384622



**Reception Room**  
17'10" x 12'5" (5.44 x 3.81)

**Kitchen / Dining Room**  
17'1" x 14'9" (5.21 x 4.52)

**Bedroom One**  
16'6" x 12'5" (5.03 x 3.81)

**Bedroom Two**  
14'11" x 10'0" (4.55 x 3.05)

**Bedroom Three**  
10'5" x 6'0" (3.18 x 1.83)

**Pantry**  
8'0" x 5'8" (2.44 x 1.73)

**Utility**  
11'10" x 9'3" (3.63 x 2.82)

**Garage**  
17'10" x 9'6" (5.44 x 2.90)

### Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Bungalow  
Property construction: Standard  
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

### Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 78        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 58      | 58        |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (82 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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |