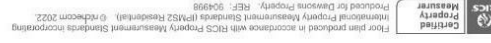




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

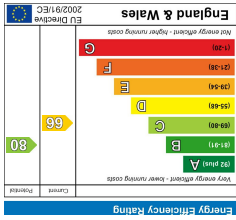


Approximate Area = 1375 sq ft / 128 sq m  
 Outbuilding = 177 sq ft / 16.4 sq m  
 Total = 1552 sq ft / 144 sq m  
 For identification only - Not to scale



The Glebe, Bishopston, Swansea, SA3

FLOOR PLAN



EPC



AREA MAP



16 The Glebe  
 Bishopston, Swansea, SA3 3JP  
 Asking Price £475,000



## GENERAL INFORMATION

CHAIN FREE -An opportunity to purchase this well maintained extended, four bedroom semi detached family home nestled within the delightful village of Bishopston and all the area has to offer including local shops, public house and gym. Situated just a short walk from the highly regarded Bishopston comprehensive and primary schools, as well as being on the gateway to the Gower with it's numerous award winning sandy beaches. Within a ten minute drive to the picturesque seaside village of Mumbles boasting numerous facilities including a bustling shopping scene with boutiques, salons, cafes and wine bars. The property itself briefly comprises: entrance porch, open plan lounge/dining room, sitting room, kitchen and utility room. To the first floor are four double bedrooms and a bathroom. Externally to the front is driveway parking for several vehicles along with lawned garden area. To the rear is an enclosed and level garden with patio area, lawned area and outbuilding that currently utilised as an home office with internet and telephone point and storage room to rear. Fully double glazed with gas central heating. Viewing is highly recommended to appreciate the standard of property and exceptional location on offer. EPC - D. Council Tax Band - F. Freehold.

## FULL DESCRIPTION

### Entrance

Enter via double glazed front door into:

### Entrance Porch

8'5 x 4'5 (2.57m x 1.35m)

Double glazed window to front. Worksurface with storage units under. Tiled flooring. Door to:

### Hallway

Window into porch. Wood block effect flooring. Stairs to first floor with under stairs storage. Radiator. Rooms off.

### Lounge Open Plan Into Dining Area

24'3 into bay x 11'2 (7.39m into bay x 3.40m)

Double glazed bay window to front along with a double glazed window to rear providing an abundance of natural light, creating a bright and airy feel. Feature fireplace with marble surround (inset electric fire not staying) is a charming focal point and adds character to the room. Two radiators.

### Sitting Room

13'1 x 9'9 max (3.99m x 2.97m max)

Two double glazed windows to side. Wood block effect flooring. Beams to ceiling. Radiator. Door to:



### Kitchen

13'3 x 9'5 (4.04m x 2.87m)

Double glazed windows to rear along with a double glazed door to garden. Fitted with a range of wall and base units with complementary work surface over, incorporating stainless steel sink with drainer unit. Tiled splashback. Space for fridge/freezer and cooker. Space and plumbing for dishwasher. Radiator. Door to:

### Utility Room

Double glazed door to side. Wall mounted gas central heating boiler. Space and plumbing for washing machine. Tiled flooring.

### First Floor

#### Landing

Double glazed window to front. Stained glass window. Access to loft space. Built in airing cupboard. Double glazed window to side. Rooms off:

#### Bedroom One

16'2 x 9'0 (4.93m x 2.74m)

Double glazed window to front and rear. Wardrobes providing ample hanging space and storage. Radiator. Pull down ladder to attic space which is boarded with a Velux window.

#### Bedroom Four

10'9 x 9'7 (3.28m x 2.92m)

Double glazed window to rear. Radiator.

### Bathroom

Double glazed window to side. Three piece suite comprising low level W.C., pedestal wash hand basin and panel bath with hand held shower attachment. Radiator. Part tiled walls.

#### Bedroom Two

11'2 x 10'10 (3.40m x 3.30m)

Double glazed window to rear. Radiator.

#### Bedroom Three

11'2 x 10'8 (3.40m x 3.25m)

Double glazed window to front. Radiator.

### Externally

#### To The Front

Driveway parking for several vehicles along with well maintained lawned garden bordered with mature flowers, trees and shrubbery. Side access.

#### To The Rear

A generous well maintained level and enclosed garden laid to lawn with a plethora of colourful flowers, trees and shrubbery. Purpose built garden/office building which to the front has been converted into an office with a double glazed window looking onto the beautiful garden, fully insulated and benefitting from electric, internet/phone point. To the rear of the building is a storage area. Fully enclosed to all sides, enjoying an excellent degree of privacy.