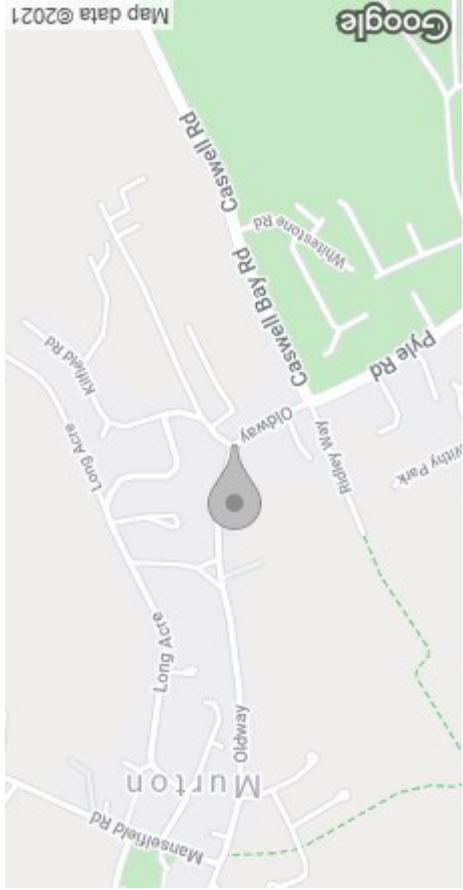


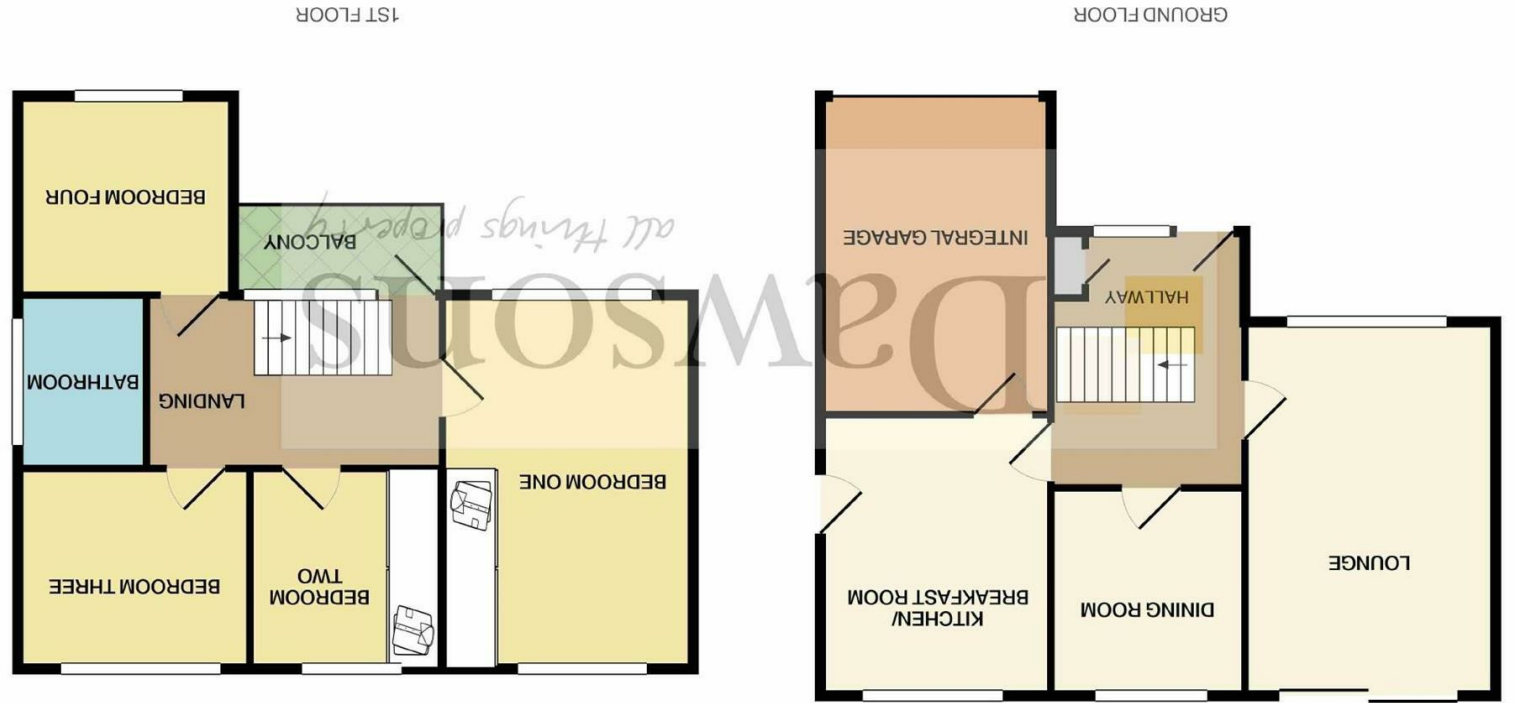
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC



AREA MAP



FLOOR PLAN



14 Oldway  
 Bishopston, Swansea, SA3 3DE  
 Asking Price £449,950



## GENERAL INFORMATION

An immaculately presented detached family home situated in the highly desirable address of Bishopston and the catchment for the popular Comprehensive School. Set within close proximity of all local amenities and the bustling seaside village of Mumbles. Local award winning beaches and walks are also within easy access. The property itself comprises: Hallway, lounge, dining room and kitchen/breakfast room. To the first floor are four bedrooms and a family bathroom. Externally to the front is a gated driveway leading to garage along with lawn and patio area. To the rear is a level and enclosed garden laid to lawn with patio seating area. Viewing is highly recommended to appreciate the standard of the property. EPC D

## FULL DESCRIPTION

### Entrance

Door into:

### Hallway

Built in storage cupboard with hanging space and shelving. Stairs to first floor. Radiator. Rooms off:

### Lounge

16'01" x 11'00" (4.90 x 3.35)

Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. Gas fire with brick surround.

### Dining Room

9'00" x 8'04" (2.74 x 2.54)

Double glazed window to rear. Radiator.



### Kitchen

12'00" x 10'00" (3.66 x 3.05)

Fitted with a modern kitchen with a range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Oven with a built in four ring gas hob with extractor hood over. Walls tiled to splash back. Unvarnished oak flooring. Spotlights to ceiling. Double glazed window to rear. Double glazed door giving access to front and rear of the property. Door into garage.

### First Floor

#### Landing

Loft access. Double glazed door and window onto balcony seating area.

#### Bedroom One

16'00" x 11'00" (4.88 x 3.35)

Double glazed windows to front and rear. Two radiators. Built in mirrored sliding door wardrobes with ample hanging space and shelving.

#### Bedroom Two

9'00" x 8'00" (2.74 x 2.44)

Double glazed window to rear. Radiator. Mirrored sliding door fitted wardrobes with ample hanging space and shelving.

#### Bedroom Three

9'04" x 10'00" (2.84 x 3.05)

Double glazed window to rear with modern shutters. Radiator.

#### Bathroom

Fitted with a three-piece suite comprising: Wash hand basin set in vanity unit. WC and P shaped bath with mains shower over. Fully tiled walls. Tiled flooring. Radiator. Frosted glass double glazed window to side. Ceiling with built in spotlights.

#### Bedroom Four

8'09" x 9'06" (2.67 x 2.90)

Double glazed window to front. Radiator.

### External

#### Front

Immaculately presented wall enclosed and gated with driveway parking leading to garage. Garden laid to lawn along with patio area to main front door.

#### Rear

Immaculately presented level and enclosed garden mainly laid to lawn with shaped borders with seating area.

### Tenure

Leasehold

### Lease Details

Lease 999 years from 24/06/1963  
Ground Rent £15.00 pa