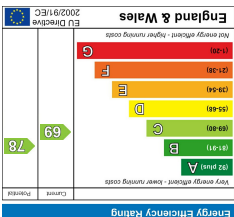


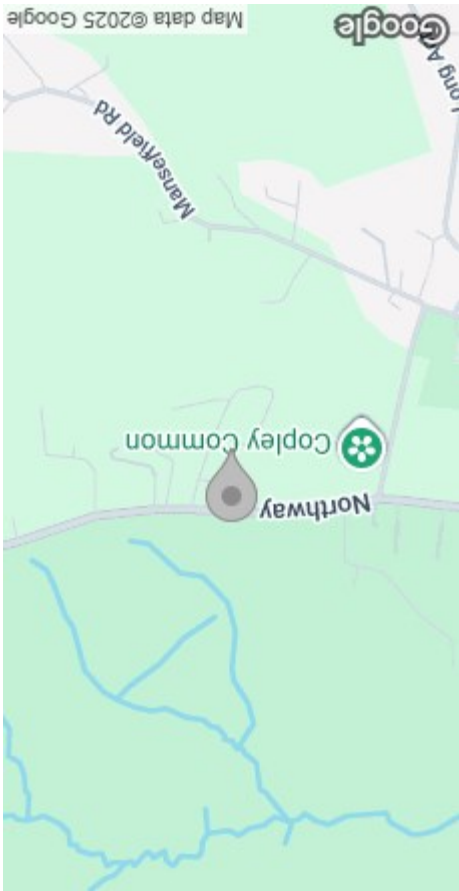


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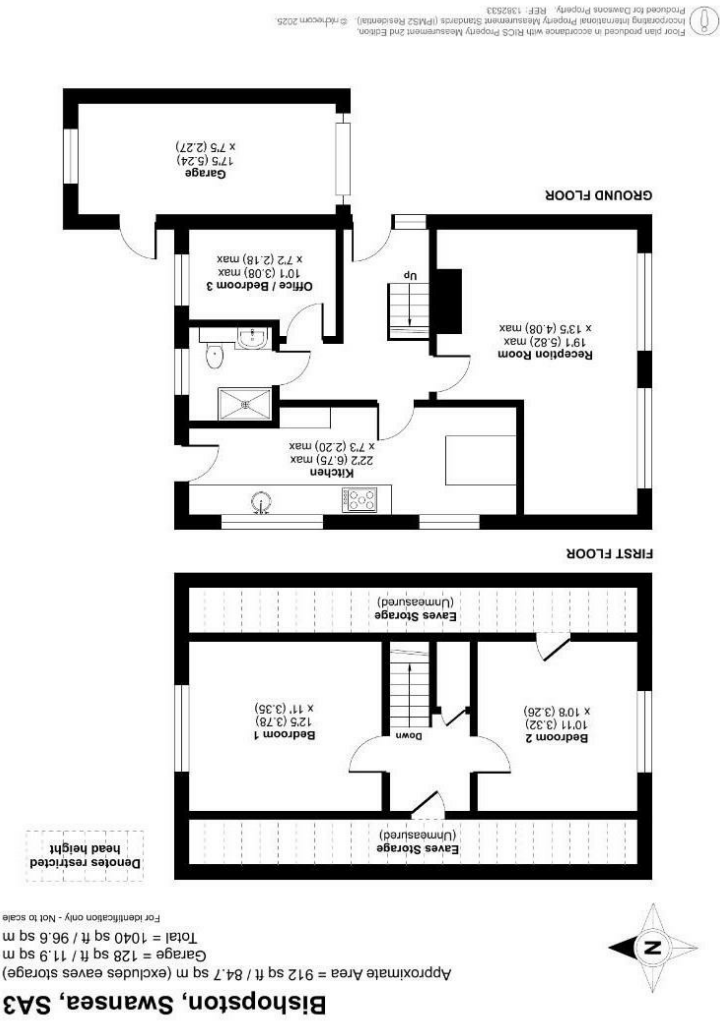
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



### FLOOR PLAN



33 Copley Lodge  
Bishopston, Swansea, SA3 3JJ  
Asking Price £310,000





GENERAL INFORMATION

Nestled within a quiet cul-de-sac in the highly sought-after village of Murton, this charming link-detached home offers an ideal blend of peaceful living and everyday convenience. Perfectly positioned within walking distance of the village’s excellent amenities—including a local shop, post office, doctor’s surgery, village hall and a welcoming public house—this property provides a wonderfully accessible lifestyle. It also falls within the well-regarded Bishopston Comprehensive and Primary School catchment area, making it an excellent choice for families.

The surrounding area offers an abundance of natural beauty, with stunning local beaches, scenic cliff-top walks, and the vibrant village of Mumbles all within easy reach.

Inside, the accommodation is thoughtfully arranged and well-proportioned. The entrance hallway gives access to the main ground-floor rooms and leads to the first floor via a central staircase. The spacious L-shaped lounge provides a comfortable and adaptable living space, while the fitted kitchen/breakfast area offers a practical layout for everyday dining. A study, which can easily serve as a third bedroom, and a well-appointed bathroom complete the ground floor.

To the first floor are two double bedrooms, both offering plenty of natural light and versatile space.

Externally, the property enjoys excellent curb appeal with driveway parking leading to a garage, accompanied by a neatly maintained lawned front garden. The enclosed rear garden is level and private, featuring a lawned area and a patio seating space—perfect for outdoor dining or relaxation.

This delightful home offers a superb opportunity to enjoy village living with coastal attractions close by. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

Reception Room  
19'1 max x 13'5 max (5.82m max x 4.09m max)

Kitchen  
22'2 max x 7'3 max (6.76m max x 2.21m max)

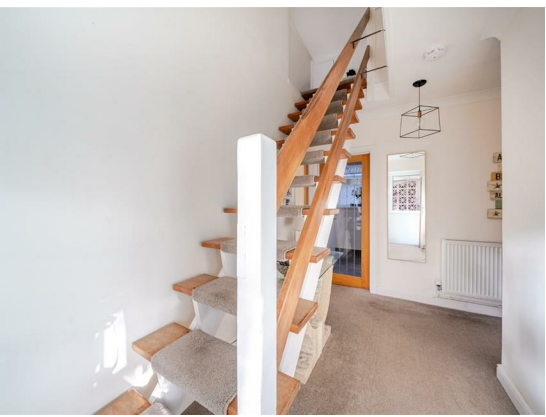
Office/ Bedroom 3  
10'1 max x 7'2 max (3.07m max x 2.18m max)

Bathroom

Stairs To First Floor

Landing

Bedroom 1  
12'5 x 11' (3.78m x 3.35m)



Bedroom 2  
10'11 x 10'8 (3.33m x 3.25m)

Parking  
To the front of the property is a spacious driveway leading to a garage providing ample off road parking.

Garage  
17'5 x 7'5 (5.31m x 2.26m)

Tenure  
Freehold

Council Tax Band  
E

EPC - C

Services  
Mains gas, electric, water & drainage. There is a water meter at the property. Broadband - The current supplier is Sky. Mobile - There are no known issues with mobile coverage using the vendors current supplier. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

