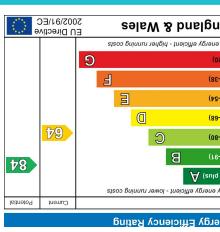


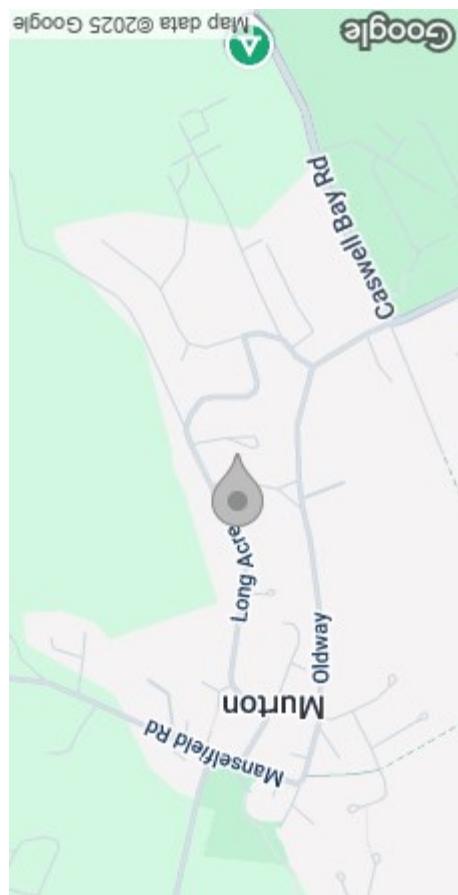


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

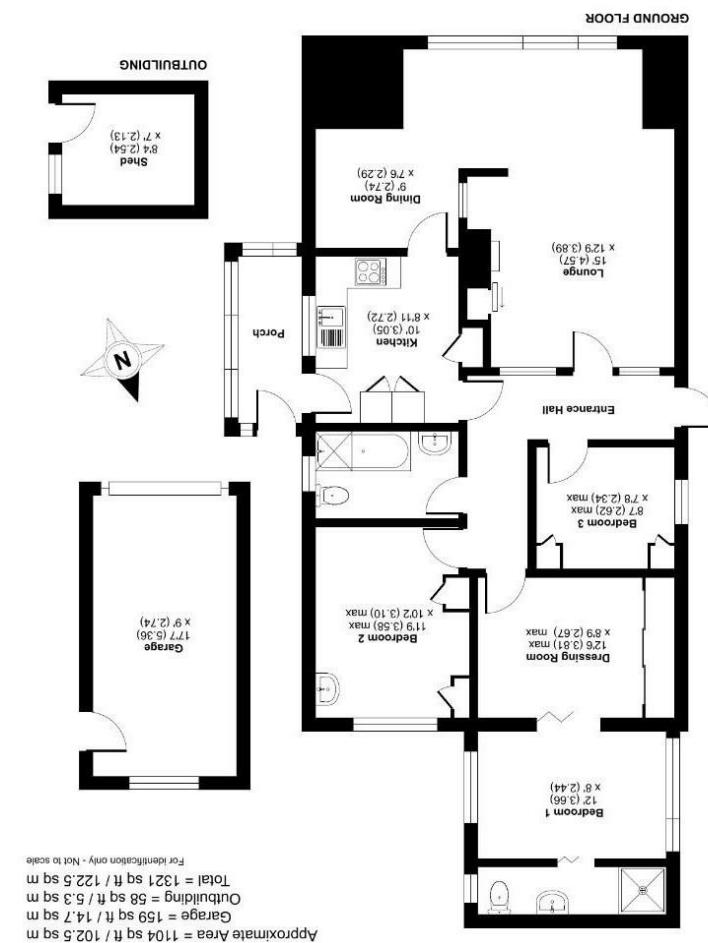
These particulars are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as



EPC



AREA MAP



Hilland Drive, Bishopston, Swansea, SA3

FLOOR PLAN



GENERAL INFORMATION

Nestled in a peaceful cul-de-sac, just moments from the idyllic beaches of Caswell and Pwll Ddu, this three-bedroom bungalow offers a rare opportunity for modernisation in a highly desirable location. The property lies within the sought-after Bishopston primary and comprehensive school catchment areas, making it an ideal choice for families or those seeking a tranquil retreat close to the coast. The accommodation comprises a spacious lounge, a light-filled living space with floor-to-ceiling windows that provide views of the front lawn and flood the room with natural light. The kitchen and dining area offer a practical layout with the potential for transformation into a modern open-plan space. There are three bedrooms, including a principal bedroom with a dressing area and an en-suite shower room. A family bathroom serves the additional bedrooms, completing the internal layout. The bungalow is set within a side and rear garden perfect for outdoor relaxation or entertaining. Additional amenities include a garage and driveway parking for up to three vehicles. This is a rare chance to secure a property with outstanding potential in a location that combines coastal charm with the convenience of excellent local schooling and amenities.

EPC - D



FULL DESCRIPTION

Entrance Hallway

Longe

15' x 12'9 (4.57m x 3.89m)



Dining Room

9' x 7'6 (2.74m x 2.29m)



Kitchen

10' x 8'11 (3.05m x 2.72m)

Porch

Bathroom

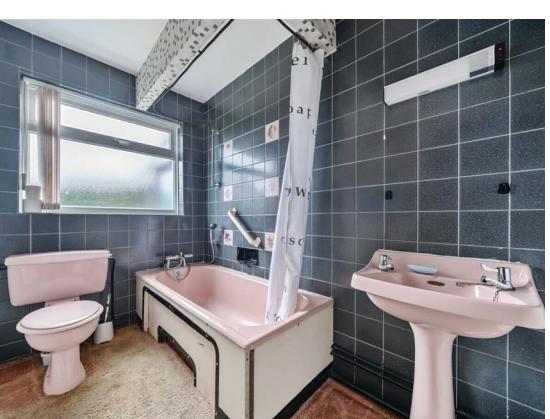
Bedroom 2

11'9 max x 10'2 max (3.58m max x 3.10m max)



Bedroom 3

8'7 max x 7'8 max (2.62m max x 2.34m max)



Dressing Room

12'6 max x 8'9 max (3.81m max x 2.67m max)

Bedroom 1

12' x 8' (3.66m x 2.44m)

Ensuite

Garage

17'7 x 9' (5.36m x 2.74m)

Shed

8'4 x 7' (2.54m x 2.13m)

Tenure

Freehold

Council Tax Band

F

Services

Mains gas, electric, water & drainage. Current broadband is with BT. Please refer to the Ofcom checker for further coverage information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

