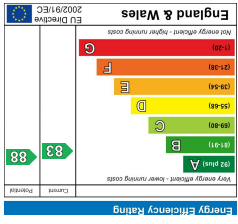
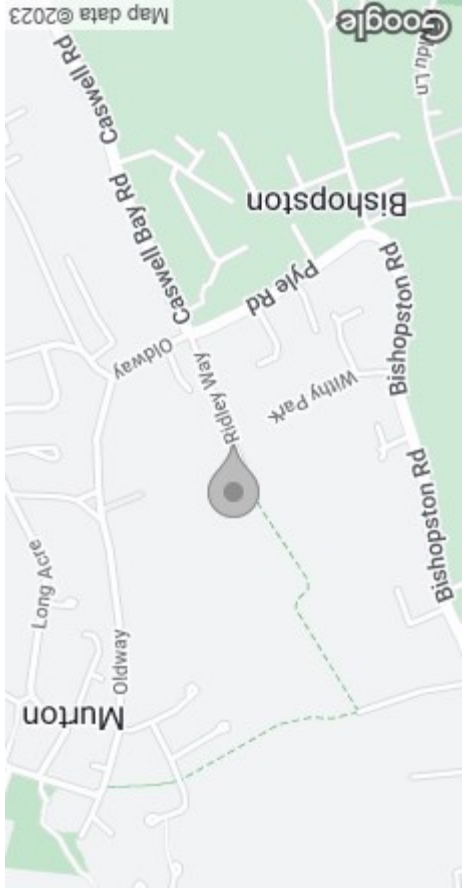


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

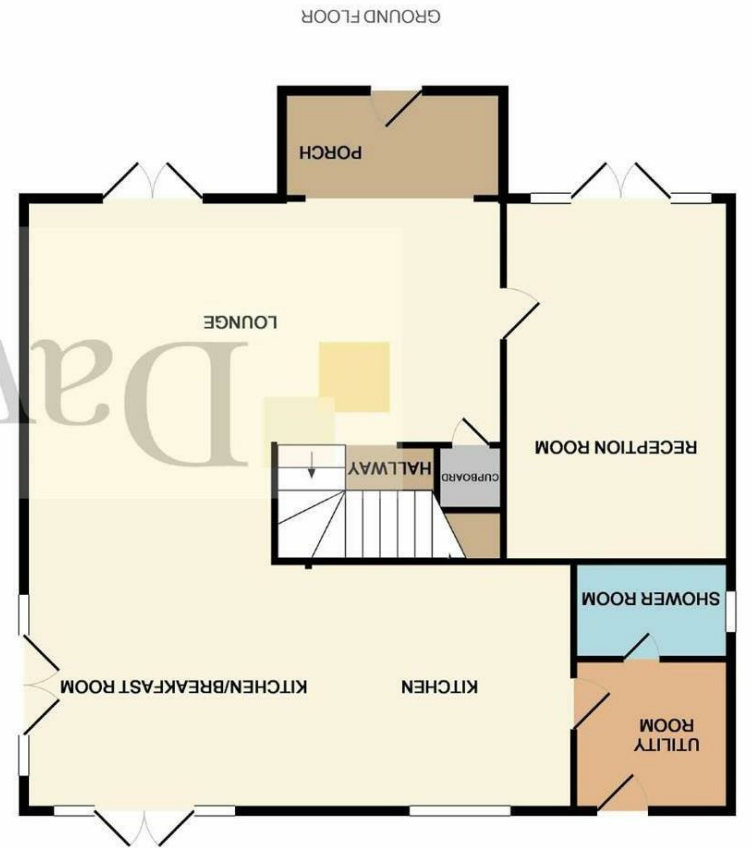
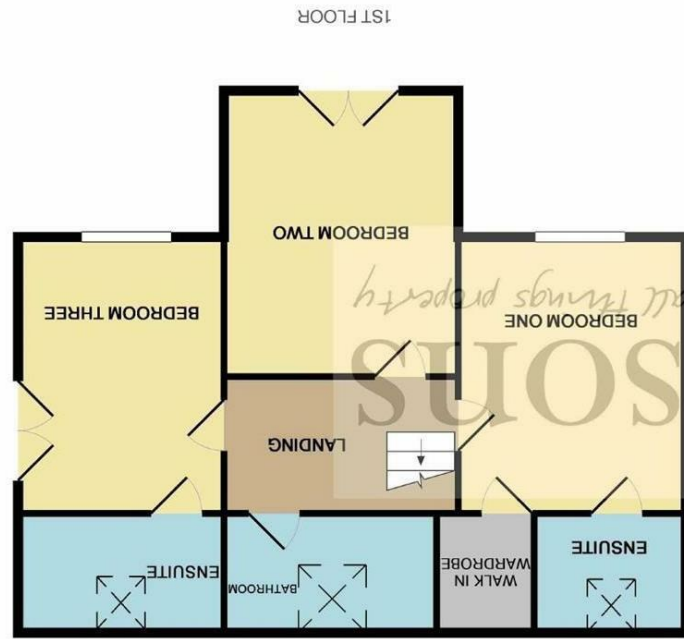
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2019



EPC



AREA MAP



FLOOR PLAN



10 Ridley Way  
 Bishopston, Swansea, SA3 3HL  
 Offers Over £500,000



## GENERAL INFORMATION

We offer for sale this detached and spacious, three/four bedroom property offering versatile living. Ideally situated in the heart of Murton enjoying countryside views. The property lies within the highly regarded Bishopston comprehensive school catchment which is just a short walk away, also close to local amenities including a post office, shop and local pub as well as being a short drive from the bustling village of Mumbles. The accommodation itself briefly comprises: entrance into open plan living space consisting of lounge, breakfast/sitting area and kitchen, further separate reception room, utility room and shower room. To the first floor are three bedrooms with two of the bedrooms benefitting from en-suite facilities and a family bathroom. Externally to the front there is a driveway with ample parking along with a gravelled seating area. To the rear is a patio garden with seating areas which connect to the living space effortlessly. Viewing is highly recommended to appreciate the high standard. EPC - B. Freehold. Council Tax - G.

## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Porch

Engineered hardwood flooring. Radiator. Spotlights to ceiling. Archway into:

### Lounge

22'3" x 11'11" (6.78m x 3.63m)

Double glazed French doors to front leading out to patio seating area, providing plenty of natural light. A wall mounted 'Smeg' fireplace' is a charming focal point and adds character to the room. Contemporary vertical radiator. Stairs to first floor with under stairs storage cupboard. Engineered hardwood flooring. Spotlights to ceiling. Open plan into:

### Breakfast Area

16'11" x 13'1" (5.16m x 3.99m)

Double glazed French doors to both side and rear connecting the garden and home beautifully. Space to accommodate large breakfast table. Contemporary vertical radiator. Engineered hardwood flooring continued from lounge. Spotlights to ceiling. Open plan into:

### Kitchen

14'6" x 12'0" (4.42m x 3.66m)

Double glazed window to rear. Fitted with a range of wall and base units with complementary granite work surfaces over, incorporating bowl and a half sink unit with mixer tap. Integrated appliances include fridge/freezer, dishwasher, four ring electric hob with stainless steel chimney style extractor hood over along with eye level microwave and double oven. A breakfast bar with space for seating under provides an organic divide between kitchen and breakfast area. Contemporary vertical radiator. Engineered hardwood flooring continued from breakfast area. Door to:



### Utility Room

6'9" x 6'2" (2.06m x 1.88m)

Double glazed door to rear. Wall and base units with work surface over incorporating stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine. Wall mounted gas combination boiler. Radiator. Tiled flooring. Door into:

### Shower Room

Double glazed frosted window to side. Three piece suite comprising low level W.C., wash hand basin set over vanity unit and walk in wet room style shower. Contemporary vertical radiator. Fully tiled walls and flooring. Spotlights to ceiling.

### Dining Room/Bedroom Four

17'7" x 11'0" (5.36m x 3.35m)

Double glazed French doors to front. Space to accommodate large dining table. Contemporary vertical radiator. Engineered hardwood flooring. Spotlights to ceiling.

### First Floor

#### Landing

Contemporary vertical radiator. Hardwood flooring. Spotlights to ceiling. Rooms off.

### Bedroom One

13'5" x 11'2" (4.09m x 3.40m)

Double glazed window to front. Built in walk in wardrobes with eaves storage. Contemporary vertical radiator. Spotlights to ceiling. Door into:

### En-suite

7'5" x 5'9" (2.26m x 1.75m)

Velux window to rear. Three piece suite comprising low level W.C., wash hand basin set over vanity unit and bath with hand held shower attachment over. Wall mounted chrome towel heater. Part tiled walls and tiled flooring.

### Bedroom Two

14'8" x 10'9" (4.47m x 3.28m)

Double glazed French doors with Juliette balcony offering countryside views to the front. Hardwood flooring. Contemporary vertical radiator. Spotlights to ceiling.

### Bedroom Three

14'3" x 10'0" (4.34m x 3.05m)

Double glazed French doors to side with Juliette balcony enjoying countryside views, along with double glazed window to front again enjoying countryside views. Contemporary vertical radiator. Spotlights to ceiling. Door into:

### En-suite

Velux window to rear. Three piece suite comprising low level W.C., wash hand basin set over vanity unit and bath with hand held shower attachment over. Wall mounted chrome towel heater. Spotlights to ceiling. Part tiled walls and tiled flooring.

### Bathroom

Velux window to rear. Three piece suite comprising low level W.C., wash hand basin set over vanity unit and panel bath with hand held shower attachment over. Tiled splash back. Wall mounted chrome towel heater. Tiled flooring.

### External

To the front of the property is a large block paved driveway providing ample off road parking. The remainder of the garden is laid with decorative stones providing the perfect space to sit and relax. To the rear of the property is a spacious paved patio terrace ideal for entertaining or to enjoy a spot of al fresco dining. Fully enclosed to all sides, enjoying an excellent degree of privacy.

