

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is 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 floorplan 2025

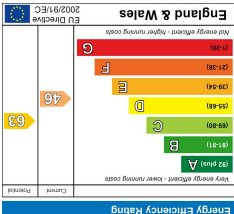


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Situated in the highly sought-after village of Bishopston, this semi-detached family home enjoys a superb location close to stunning local beaches, scenic clifftop walks and the vibrant village of Mumbles, renowned for its range of shops, bars and restaurants. The property also falls within the popular Bishopston Primary and Comprehensive School catchments, making it an ideal choice for families.

The accommodation is entered via a porch leading into a welcoming hallway with stairs rising to the first floor and access to the principal ground floor rooms. These include a comfortable living room, a dining room, a kitchen and a convenient ground floor WC. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from driveway parking for two vehicles to the front, while to the rear is an enclosed garden, complete with a storage shed, providing a pleasant outdoor space with plenty of potential.

While the home would benefit from modernisation throughout, it offers an excellent opportunity for purchasers to create a personalised family home in one of the area’s most desirable coastal villages.

FULL DESCRIPTION

Entrance Porch

Hallway

Living Room  
13'7" x 12'0" (4.16 x 3.66)

Dining Room  
11'11" x 10'11" (3.64 x 3.34)

Kitchen  
11'9" x 6'11" (3.59 x 2.12)

WC

Stairs To First Floor

Landing

Bedroom 1  
13'7" x 12'0" (4.16 x 3.66)



Bedroom 2  
11'11" x 10'11" (3.64 x 3.35)

Bedroom 3  
8'2" x 5'11" (2.5 x 1.81)

Bathroom

WC

Parking  
Driveway parking for 2 cars.



Tenure  
Freehold

Council Tax Band  
F

EPC - E

Services  
Mains gas, electric, water (billed) and drainage.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as there is currently no broadband connected. .

