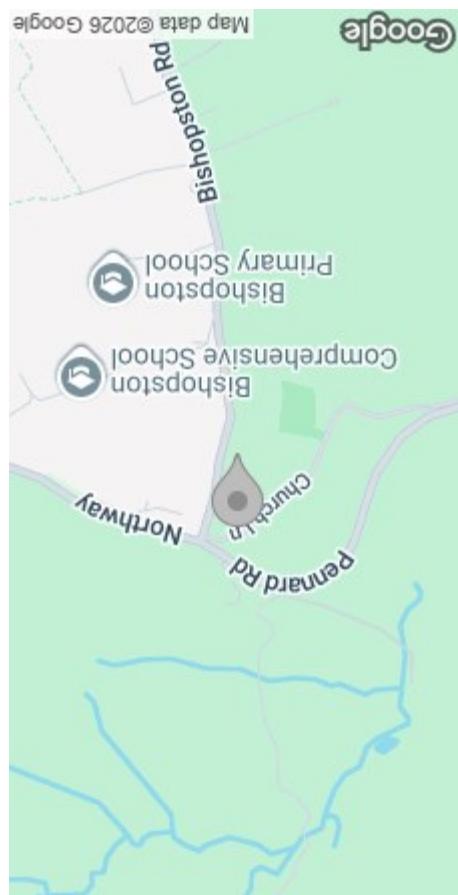


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### EPC



### AREA MAP



### FLOOR PLAN



## 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..

