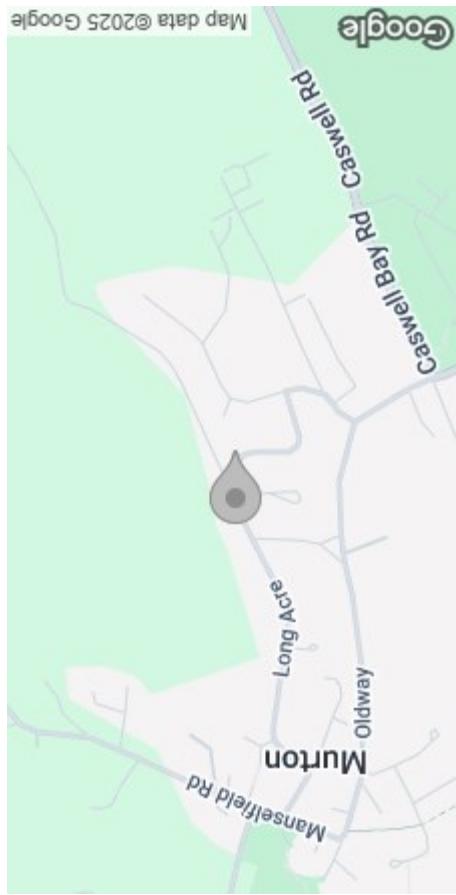


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### EPC



### AREA MAP



### FLOOR PLAN



## 18 Broadmead Crescent

Bishopston, Swansea, SA3 3BA

Asking Price £375,000



## GENERAL INFORMATION

This charming detached family home in the sought-after Bishopston area offers an ideal blend of comfort and coastal living, falling within the catchment for the highly regarded Bishopston Primary and Secondary Schools. Just moments from beautiful local beaches, scenic cliff walks, and the vibrant village of Mumbles with its array of shops, bars, and restaurants. The property features an entrance hall, WC, spacious lounge, dining room that opens into a bright sitting room, and a well-appointed fitted kitchen. Upstairs, there are four bedrooms and a family bathroom. Externally, the home includes driveway parking leading to a single garage, an enclosed rear garden with side access, and offers the opportunity to enjoy the best of Bishopston living. EPC D

## FULL DESCRIPTION

### Entrance

#### Hallway

(11'02 x 3'08) 14'03 x 5'08  
(3.40m x 1.12m) 4.34m x 1.73m

#### WC

4'03 x 3'08 (1.30m x 1.12m)

#### Lounge

17'11 x 12'11 (5.46m x 3.94m)

#### Kitchen

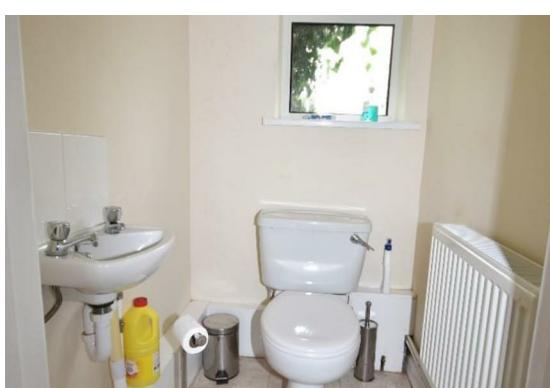
#### Dining Room

9'06 x 9'05 (2.90m x 2.87m)

#### Sitting Room

9'06 x 8'01 (2.90m x 2.46m)

#### Stairs To First Floor



**Landing**  
8'06 x 3'02 (2.59m x 0.97m)

**Bedroom 1**  
13'09 x 8'06 (4.19m x 2.59m)

**Bedroom 2**  
9'01 x 8'02 (2.77m x 2.49m)

**Bathroom**  
6'03 x 5'03 (1.91m x 1.60m)

**Bedroom 3**  
9'07 x 8'07 (2.92m x 2.62m)

**Bedroom 4**  
11'09 x 9' (3.58m x 2.74m)

**Tenure**  
Freehold

**Council Tax Band**  
F

**Services**  
Mains gas, electric, water & drainage.  
Current broadband supplier is with Sky.  
Please refer to the Ofcom checker for further coverage information.  
The current owner is not aware of any restrictions for mobile phone coverage.  
Please refer to Ofcom checker for further coverage information.

