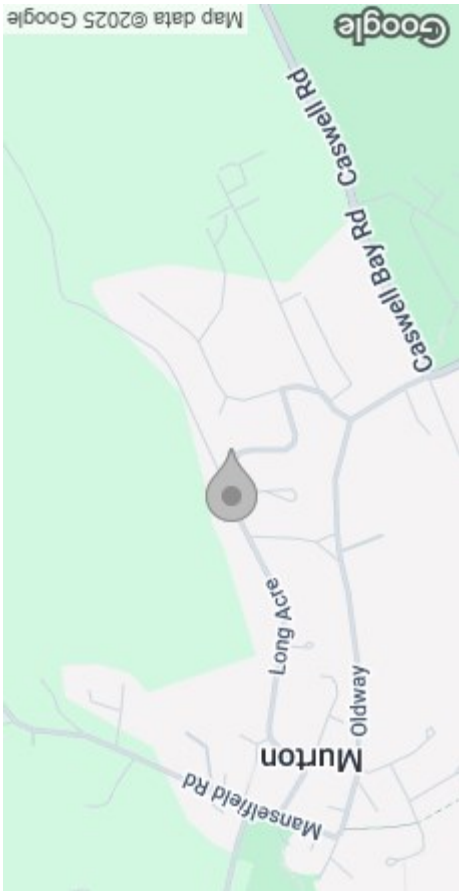


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or 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 operation or efficiency can be given. Made with Metagix 20204

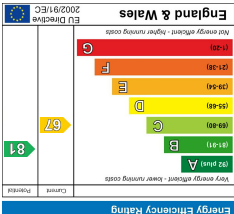


FLOOR PLAN



AREA MAP

EPC



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.

