



Kilfield Road, Bishopston, Swansea, SA3 3DL

Offers In Region Of £600,000

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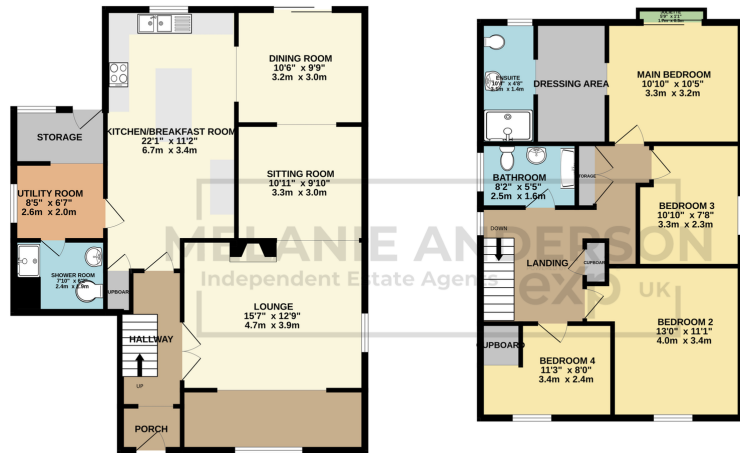
- Extended Four Bedroom Detached Property
- Three Reception Rooms
- En-suite to Main Bedroom
- EV Charging Point
- Ideal Family Home
- Open Plan Kitchen/Diner
- G/F Shower Room & Utility Room
- Enclosed Rear Garden with Driveway Parking to Front
- Bishopston Comprehensive Catchment Area
- Sought After Location Nearby Local Beaches & Mumbles Village



This beautifully presented four-bedroom detached house offers spacious and thoughtfully updated accommodation throughout. The ground floor features an inviting entrance hall leading to a sizable lounge with wood burner, flowing seamlessly into the sitting and dining room which enjoys direct access to the rear garden through patio doors. The modern kitchen/breakfast room is centred around an impressive granite island, with an adjoining utility room and convenient ground-floor shower room. Upstairs, four well-proportioned bedrooms include a main bedroom complete with dressing area and en-suite shower room, complemented by a family bathroom serving the remaining bedrooms. Additional benefits include gas central heating throughout, a substantial rear garden ideal for outdoor entertaining, and a garage fitted with an electric door. The property is offered freehold.

GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.

1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

01792 805075

Swansea, Mumbles & Gower

sales@melanieanderson.co.uk

Melanie Anderson Independent Estate Agents is an approved agent at eXp World UK Limited, trading as eXp UK, registered at C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU.

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