



## 2 Hilland Drive, Bishopston, Swansea, City & County Of Swansea, SA3 3AJ

**Offers Over £375,000**

Welcome to Hilland Drive, Bishopston, a four-bedroom detached family home. This property, sold with no onward chain, is a rare gem in the heart of a sought-after location.

Situated on an impressive plot size of 0.10 acres, this residence boasts a spacious floor area of 1425.80 FT<sup>2</sup>, providing ample space for comfortable family living.

The property is in close proximity to the wonderful Caswell Bay which is 1.3 miles away by road and roughly a 30 minute walk via the bridge path opposite the house down the beautiful walk down through Bishops Wood directly to the beach.

### Entrance

Via a composite door with frosted double glazed side panel into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen. Door to the wet room. Door to the study. Door to bedroom four.

### Lounge 11'11" x 17'10" (3.637 x 5.457 )



With a set of double glazed windows to the front. Three radiators. Feature gas fire. Door to the dining room.

### Lounge



### Lounge



### Dining Room 10'0" x 9'6" (3.068 x 2.910 )



With a set of double glazed windows to the side. Radiator. Door to the kitchen.

### Kitchen 10'0" x 13'7" (3.062 x 4.150 )



With a set of double glazed windows to the rear. Frosted double glazed PVC door to the rear garden. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral four ring gas hob with integral oven and grill. Space for American style fridge/freezer. Space for dishwasher. Space for washing machine.

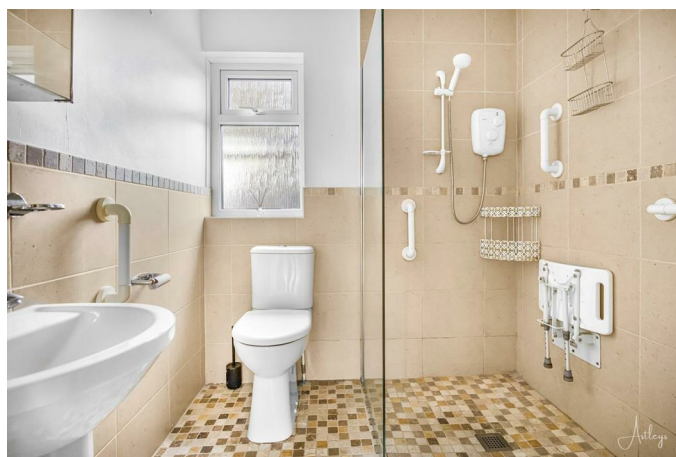
### Kitchen



### Kitchen



### Wetroom 5'10" x 6'7" (1.801 x 2.032 )



With a frosted double glazed window to the rear. Suite comprising; walk in shower. Low level w/c. Wash hand basin. Extractor fan. Tiled floor. Part tiled walls.

**Study 9'11" x 8'2" (3.039 x 2.514 )**



With a double glazed window to the rear. Radiator.

**Bedroom Four 11'9" x 11'3" (3.593 x 3.443 )**



With a set of double glazed windows to the front. Radiator.

**Bedroom Four**



**First Floor**

**Landing**

With doors to bedrooms and bathroom. Loft access.

**Bathroom 6'6" x 8'5" (1.997 x 2.579 )**



With a set of frosted double glazed windows to the rear. Suite comprising; bathtub. Low level w/c. Wash hand basin. Chrome heated towel rail. Extractor fan.

**Bedroom One 11'4" x 12'1" (3.455 x 3.694 )**



With a set of double glazed windows to the front. Radiator. Door to eaves storage. Door to built in storage cupboard.

**Bedroom One**



**Bedroom Two 10'4" x 8'9" (3.164 x 2.678 )**



With a double glazed window to the rear. Radiator. Doors to built in storage cupboard.

**Bedroom Two**



**Bedroom Three 9'3" x 22'3" (2.827 x 6.799)**



With a double glazed window to the rear. Door to eaves storage. Radiator.

**Bedroom Three**



**External**

**Front**



You have a lawned garden which leads around to the side.

**Front**



### Another Aspect



### Another Aspect



### Another Aspect



### Side

Private parking for one vehicle leading to the detached garage. Lawned garden.

### Rear



You have a low maintenance rear garden comprising a raised patio seating area. Side access. Door to the garage. Door to the outbuilding.

## Rear



## Rear Aspect

**Garage 18'4" x 10'10" (5.595 x 3.319 )**

With a 'up & over' door. Power and light.

## Aerial Aspect



## Services

Mains electric. Mains sewerage. Mains water.  
Broadband type - superfast fibre. Mobile phone  
coverage available with EE, Three, O2 & Vodafone.

## Council Tax Band

Council Tax Band - F

## Tenure

Freehold.



# Floor Plan



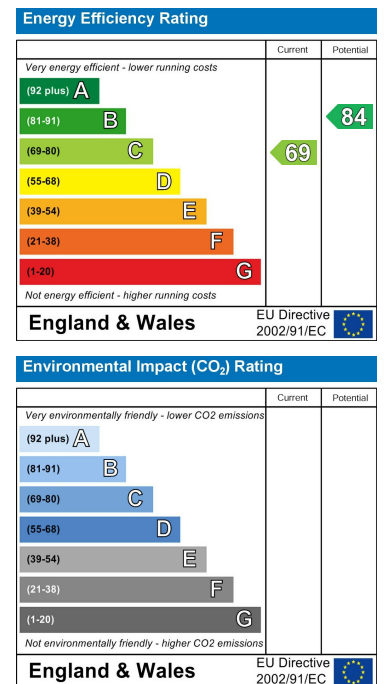
Total area: approx. 132.5 sq. metres (1425.8 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer to contract and all measurements are approximate. The markers in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. These plans are not to scale and are for illustrative purposes only.  
Plan produced using FloorPlanner.

# Area Map



# Energy Efficiency Graph



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 of representation 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.