



12 Bishopston Road, Bishopston, Swansea, City & County Of Swansea, SA3 3EH

£550,000

Welcome to this exquisite three-bedroom semi-detached property nestled in the highly sought-after location of Bishopston. Boasting a generous floor area of 1525.90 square feet and set on a plot size of 0.13 acres, this residence offers a perfect blend of space, style, and functionality.

Upon entering, a welcoming hallway sets the tone for the property, leading to a tastefully designed sitting room, a cozy lounge, and a spacious kitchen/breakfast room. The ground floor is completed by a convenient utility room and a cloakroom, providing modern living conveniences.

Descend to the lower ground floor, where you'll discover a beautifully appointed bathroom and three well-proportioned bedrooms. The master bedroom is a true sanctuary, featuring a walk-in wardrobe and an en-suite

Entrance

Via a frosted double glazed composite door into the hallway.

Hallway

With a door to the kitchen/breakfast room. Door to the sitting room. Door to the cloakroom. Door to the lounge. Stairs leading down to the lower ground floor. Radiator. Loft access. Wooden flooring.

Kitchen/Breakfast Room 14'1" x 19'2" (4.306 x 5.867)



With two double glazed windows to the front. Door to the utility room. Set of double glazed French patio doors to the rear raised decked seating area. Two radiators. Tiled floor. A well appointed kitchen fitted with a range of base and wall units, running granite work surface incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integral dishwasher. Space for cooker. Extractor hood. Space for American style fridge/freezer.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Utility Room 4'9" x 8'5" (1.452 x 2.566)



With a double glazed window to the rear. Double glazed PVC door to the rear. Running wood block work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled floor.

Sitting Room 11'11" x 14'0" (3.634 x 4.273)



With a double glazed bay window to the front. Two double glazed windows to the side. Radiator. Open fire.

Sitting Room



Cloakroom 6'1" x 3'6" (1.872 x 1.067)

With a low level w/c. Wash hand basin. Heated towel rail. Spotlights.

Lounge 14'2" x 20'5" (4.328 x 6.228)



With two double glazed windows to the rear. Two radiators. Feature gas fire set on tiled hearth with wood surround.

Lounge



Lounge



Lower Ground Floor

With a set of frosted double glazed doors to the side. Door to the bathroom. Doors to bedrooms. Radiator.

Bathroom 8'11" x 7'4" (2.741 x 2.257)



With a frosted double glazed window to the side. Door to airing cupboard. Spotlights. Chrome heated towel rail. Tiled floor. Tiled walls. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin.

Bathroom



Bedroom One



Bedroom One 11'7" x 14'4" (3.548 x 4.370)



With a set of double glazed French patio doors to the rear garden. Double glazed window to the rear. Radiator. Door to walk in wardrobe. Door to en-suite.

En-Suite 5'9" x 6'4" (1.762 x 1.950)



With a double glazed window to the rear. Suite comprising corner shower cubicle with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

Walk In Wardrobe 5'8" x 4'11" (1.744 x 1.504)

Bedroom Two 9'1" x 10'1" (2.791 x 3.080)



With a double glazed window to the rear. Radiator.

Bedroom Three 11'0" x 6'8" (3.376 x 2.042)



With a double glazed window to the side. Radiator.

Area



Area

Ask The Agents
Where do I go when I need.....



Groceries?
The Co-Op



Beach?
Pwlldu Bay



Walks?
Bishopston Valley



Schools?
Bishopston Primary School
Bishopston Comprehensive School



Coffee?
The Lamplighter Community Cafe



Pub?
The Joiners
The Valley
The Plough & Harrow

External

Front

You have a gravelled area offering parking for two vehicles.

Another Aspect



Rear Aspect



Another Aspect



Rear

You have a raised decked seating area which in turn leads to a further decked seating area. Lawned garden. Garden shed.

Services

Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre.

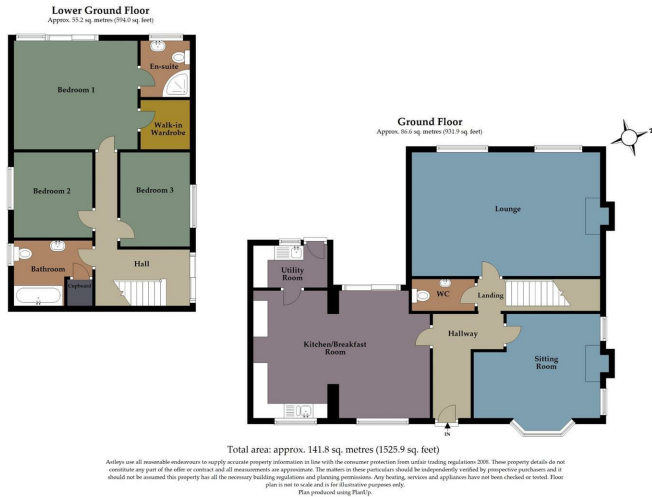
Council Tax Band

Council Tax Band - F

Tenure

Freehold.

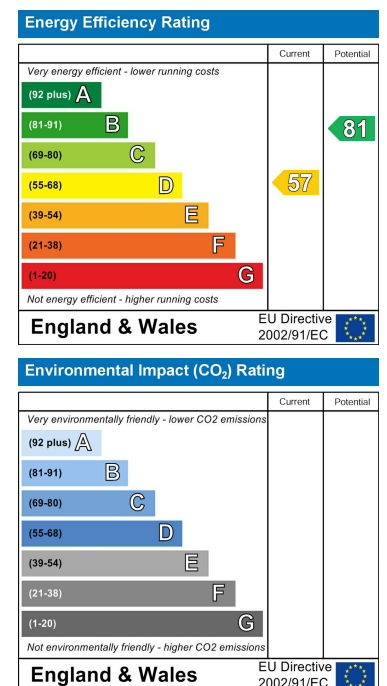
Floor Plan



Area Map



Energy Efficiency Graph



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