



## 30 Withy Park, Bishopston, Swansea, City & County Of Swansea, SA3 3EY

**Offers Over £375,000**

Situated in the highly sought-after location of Withy Park, Bishopston, this stunning four-bedroom detached family home boasts an enviable combination of space, comfort, and convenience. With a generous plot size of 0.11 acres and a floor area spanning 1531.90 square feet, this property offers ample room for growing families to thrive.

Key Features:

No Onward Chain: This property is sold with no onward chain, providing a hassle-free transition for the fortunate new owners.

### Entrance

Via a frosted double glazed PVC door into the porch with frosted double glazed side panels.

### Porch

With a frosted glazed hardwood door into the lounge. Radiator.

**Lounge 16'4" x 13'0" (4.985 x 3.978 )**



With a double glazed window to the side. Door to the inner hall. Doors to the kitchen. Radiator.

### Lounge



### Lounge



**Kitchen 18'6" x 10'0" (5.654 x 3.059 )**



With double glazed windows to the front. Double glazed windows to the side. Frosted double glazed PVC door to the side. Radiator. The kitchen is fitted with a range of base units, running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for dishwasher. Space for fridge/freezer. Extractor hood.

### Kitchen



### Kitchen



### Kitchen



### Inner Hall

With stairs to the first floor. Door to the bathroom. Doors to bedrooms three and four.

### Bathroom 6'5" x 7'7" (1.963 x 2.332)



With frosted double glazed windows to the side. Suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Radiator.

### Bedroom Three 15'9" x 9'8" (4.820 x 2.948)



With double glazed windows to the rear. Radiator. Fitted wardrobes.

### Bedroom Three



### Study



### Study 9'9" x 11'4" (2.973 x 3.460 )



With a double glazed sliding door to the conservatory.  
Radiator.

### Conservatory 13'6" x 13'1" (4.121 x 4.013)



With a set of double glazed windows to the rear.  
Double glazed PVC doors to the rear.

### Conservatory



### First Floor

#### Landing



With a Velux roof window to the side. Door to bedroom one. Door to bedroom two.

### Bedroom One 13'0" x 12'0" (3.970 x 3.676 )



With double glazed windows to the rear. Radiator. Door to built in wardrobe. Door to cloakroom

#### Bedroom One



#### Cloakroom

With a low level w/c. Wash hand basin.

**Bedroom Two 11'1" x 12'1" (3.394 x 3.699 )**



With double glazed windows to the front. Radiator.

**Bedroom Two**



**External**

**Front**



You have a low maintenance gravelled garden home to a variety of flowers and shrubs. Private driveway parking for three vehicles leading to the garage.

**Garage 17'1" x 9'4" (5.217 x 2.869 )**

With a electric 'up & over' door. Power and light. Door to the rear. Plumbing for washing machine.

**Rear**

You have a lawned area. Patio seating area. Gravelled area. The rear garden is home to a variety of flowers, trees and shrubs.

**Rear Garden**

**Rear Garden**



## Rear Garden



## Aerial

## Aerial



## Services

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

Flooding from surface water and small watercourses - Risk greater than 3.3% chance each year.

## Council Tax Band

Council Tax Band - F

## Tenure

Freehold.

## Floor Plan



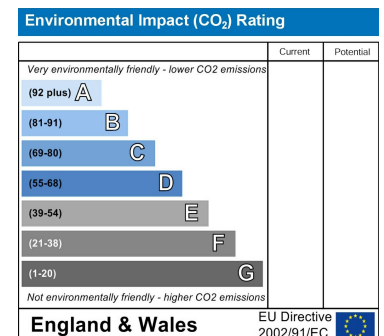
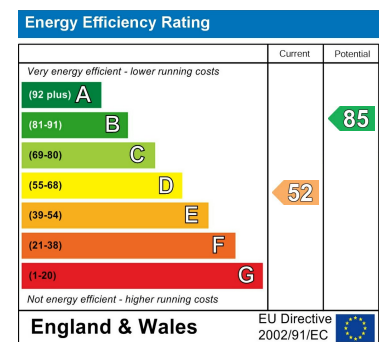
Total area: approx. 142.3 sq. metres (1531.9 sq. feet)

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## Area Map



## Energy Efficiency Graph



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