



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

**£399,000**

Nestled in the highly coveted area of Withy Park, Bishopston, this charming three-bedroom bungalow offers a delightful blend of comfort, convenience, and style. With meticulous attention to detail evident throughout, this property presents an inviting retreat for those seeking a peaceful yet well-connected lifestyle.

As you step inside, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The spacious lounge/dining room provides a versatile space for relaxation and entertaining, boasting ample natural light that filters through large windows. Adjacent, the well-appointed kitchen offers modern amenities and abundant storage, catering to culinary enthusiasts with ease.

The accommodation further comprises a tastefully designed bathroom and a convenient separate W/C, catering to both functionality and comfort. Three generously sized bedrooms provide peaceful sanctuaries for rest



### Entrance

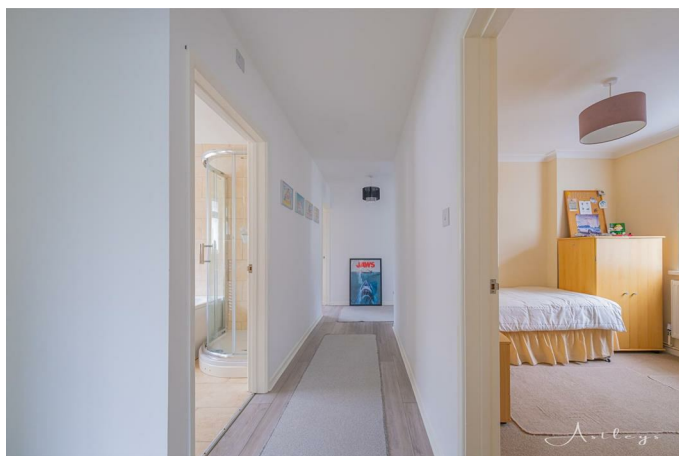
Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

### Hallway



With doors to the lounge/dining room, kitchen, bathroom, W/C & bedrooms. Radiator. Loft access.

### Hallway



### Lounge/Dining Room 17'5" x 22'2" (5.332 x 6.773 )



With a double glazed bay window to the front. Double glazed window to the front. Two radiators. Door to the kitchen. Feature electric fire.

### Lounge/Dining Room



### Lounge/Dining Room



### Lounge/Dining Room



### Kitchen 14'5" x 10'6" (4.405 x 3.203 )



With a set of double glazed windows to the side. Frosted double glazed PVC door to the side. Well appointed kitchen 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. Four ring hob with oven & grill under. Extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Spotlights. Tiled floor.

### Kitchen

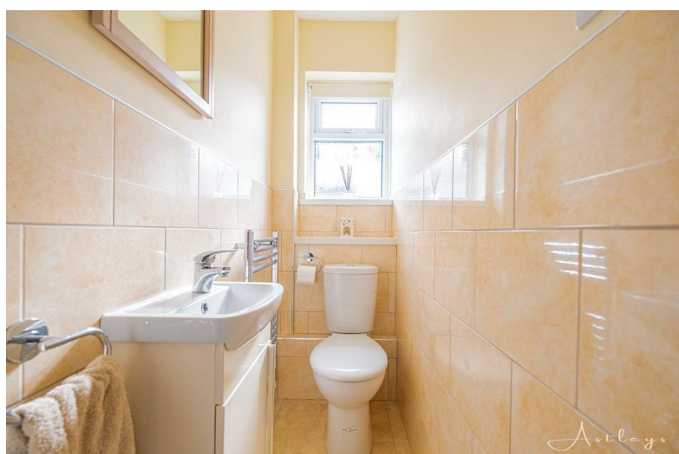


**Bathroom 8'4" x 5'11" (2.547 x 1.815 )**



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. Bathtub. W/C. Wash hand basin. Chrome Heated towel rail. Tiled floor. Part tiled walls. Extractor fan.

**W/C 5'11" x 3'0" (1.806 x 0.938)**



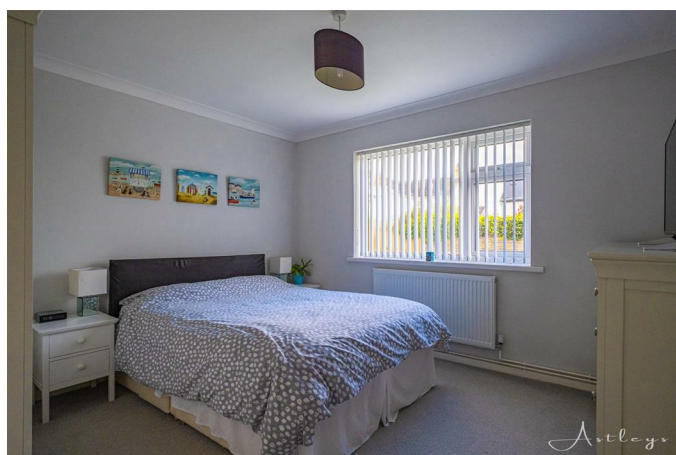
With a frosted double glazed window to the side. W/C.

**Bedroom One 12'3" x 11'5" (3.749 x 3.482 )**



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

**Bedroom One**





**Bedroom Two 9'8" x 11'6" (2.961 x 3.519 )**



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

**Bedroom Three 10'3" x 9'1" (3.141 x 2.786 )**



With a double glazed window to the side.. Radiator.

**Bedroom Three**



**External**

**Another Aspect**



**Aerial**





## Aerial



## Front

You have private driveway parking for three vehicles leading to the garage. Lawned garden. Side access to the rear.

## Garage

Via 'up & over' door. Power and light.

## Rear

Lawned garden with a raised decked seating area. Door to the garage.

## Gardens



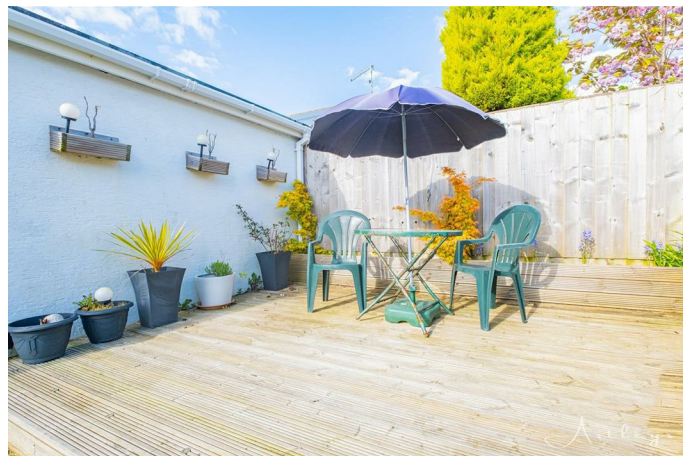
## Gardens



## Gardens



## Gardens



### **Services**

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

### **Council Tax Band**

Council Tax Band - F

### **Tenure**

Freehold.

## Floor Plan



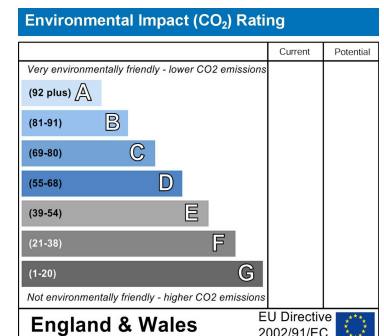
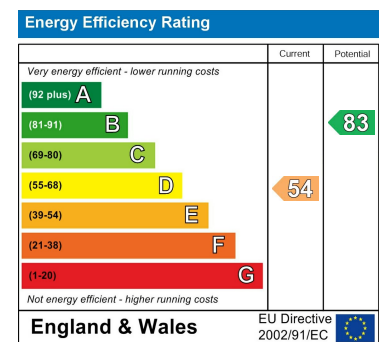
Total area: approx. 93.3 sq. metres (1004.3 sq. feet)

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 or contract and all measurements are approximate. The matters 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. Floor plan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

## 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.