



Upper Flat, 55 Bishopston Road, Bishopston, Swansea, SA3 3EN

£225,000

Set in the heart of Bishopston, this charming three-bedroom first-floor flat presents an exceptional opportunity. Currently utilised as a holiday let, this property boasts a spacious kitchen dining room with a delightful balcony area, ideal for enjoying morning coffee or al fresco dining. The generously sized living room offers a comfortable retreat, while three bedrooms, including a master with en suite, ensure ample accommodation for guests or family members. Completing the layout is a well-appointed family bathroom. The property is also offered for sale furnished.

Conveniently situated just moments away from Bishopston Primary and Comprehensive School, this residence is perfect for families seeking proximity to quality education. Moreover, its prime location provides easy access to the serene beauty of Pwlldu Bay and Caswell Bay, offering endless opportunities for coastal leisure and relaxation.

But perhaps the most enticing aspect of this property is its gateway to the Gower Peninsula, renowned for its breathtaking natural landscapes and sandy beaches. Imagine weekends filled with exploration, as you discover the picturesque wonders of the Gower Peninsula just a short drive away. With its unbeatable location and abundant amenities, this flat promises a lifestyle of comfort, convenience, and endless adventure.

Entrance

Via stairs to the landing.

Landing

With doors to the lounge, bedrooms, bathroom & kitchen. Spotlights.

Lounge 13'6" x 15'9" (4.121 x 4.812)



With two double glazed windows to the front. Two radiators. Feature wood burner set in fireplace set on slate hearth.

Lounge



Lounge



Kitchen 14'6" x 10'10" (4.438 x 3.320)



With a set of double glazed French patio doors to the rear balcony. Velux roof window to the front. Radiator. Spotlights. The kitchen is fitted with a range of base and wall units, running work surface incorporating a ceramic sink with mixer tap over. Space for cooker. Extractor hood. Integral dishwasher. Integral fridge. Integral freezer. Integral washing machine.

Kitchen



Kitchen



Balcony



Bedroom One 9'6" x 13'3" (2.901 x 4.049)



With a double glazed window to the front. Door to ensuite. Radiator. Doors to built in wardrobes. Loft access.

Bedroom One



En-Suite

With a corner shower cubicle. Wash hand basin. Radiator. Extractor fan.

Bedroom Two 10'2" x 8'8" (3.124 x 2.658)



With a double glazed window to the rear. Radiator. Door to airing cupboard.

Bedroom Three 10'3" x 8'5" (3.130 x 2.584)



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

Bathroom 6'9" x 7'11" (2.076 x 2.426)



With a Velux roof window to the front. Suite comprising; bathtub. W/C. Wash hand basin. Tiled floor. Part tiled walls, Chrome heated towel rail. Spotlights. Extractor fan.

Aerial Aspect



Aerial Aspect



Another Aspect



Rear Aspect



Services

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

Council Tax Band

Council Tax Band - B

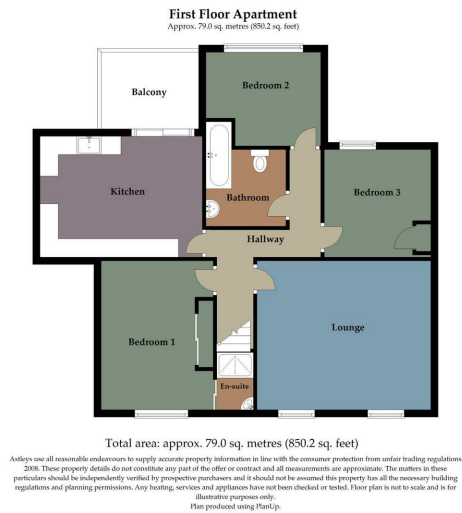
Tenure

Leasehold.

Agents note

Our client has informed us that the property is being sold with the option to include all furniture, excluding only one coffee table. Currently operating as a holiday rental, any sale transaction cannot be finalised until October 2024.

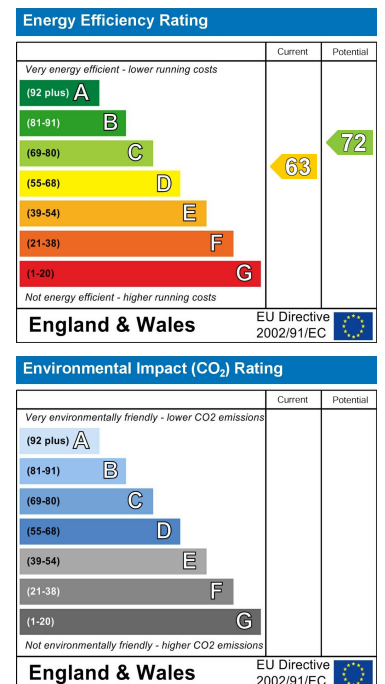
Floor Plan



Area Map



Energy Efficiency Graph



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