



## 153 Bishopston Road, Bishopston, Swansea, City & County Of Swansea, SA3 3EX

**£995,000**

Welcome to this magnificent seven-bedroom family home nestled in the prestigious area of Bishopston, offering the perfect blend of luxury, space, and natural beauty.

Situated within a short stroll of the picturesque Pwlldu Bay, this private detached residence boasts an impressive plot size of 0.30 acres, providing ample space for comfortable living and entertaining.

Upon entering the property, you are greeted by a welcoming hallway leading to a cloakroom, sitting room, lounge, dining room, family room, kitchen, and utility room, all thoughtfully designed to cater to modern family lifestyles.



### Entrance

Via a hardwood door with feature stained glass insert into the hallway.

### Hallway

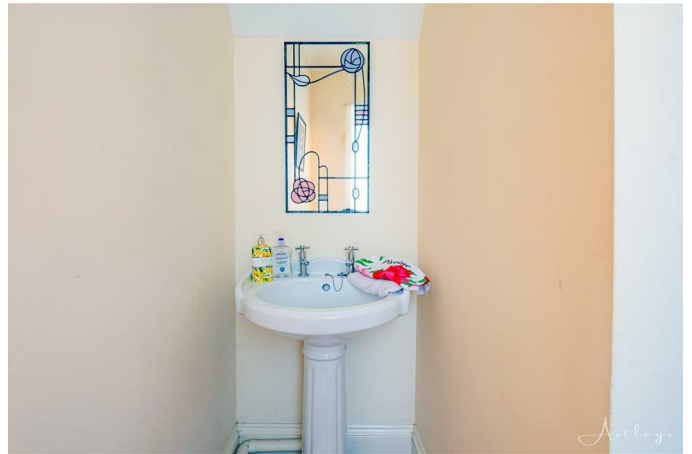


With stairs to the first floor. Door to the cloakroom. Door to the sitting room. Door to the lounge. Door to the dining room. Door to the kitchen. Radiator.

### Hallway



### Cloakroom 7'0" x 2'8" (2.138 x 0.826 )



With a frosted double glazed sash window to the front. Suite comprising; W/C. Wash hand basin. Radiator.

### Sitting Room 9'10" x 7'8" (3.003 x 2.359 )



With a set of double glazed sash windows to the rear. Radiator. Feature fireplace housing an electric fire.

Lounge 22'5" x 16'0" (6.848 x 4.888)



With a set of double glazed sash windows to the front. Two radiators. Feature fireplace. Door to the dining room.

Lounge



Lounge



Lounge





**Dining Room 14'1" x 13'3" (4.313 x 4.064 )**



With a set of double glazed sash windows to the front. Double glazed hardwood doors to the rear. Door to the family room. Radiator.

**Dining Room**



**Kitchen 19'7" x 14'8" (5.989 x 4.479 )**



With a set of double glazed sash windows to the rear. Doors to the family room. Door to the utility room. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a ceramic sink with mixer tap over. Integral dishwasher. Space for Rangemaster cooker. Stone flooring. Radiator. Spotlights.

**Kitchen**



## Kitchen



## Family Room 12'8" x 14'8" (3.884 x 4.479 )



With a set of double glazed sash windows to the front. Set of double glazed hardwood doors to the rear. Radiator. Feature fireplace housing a gas fire set on marble hearth with marble surround.

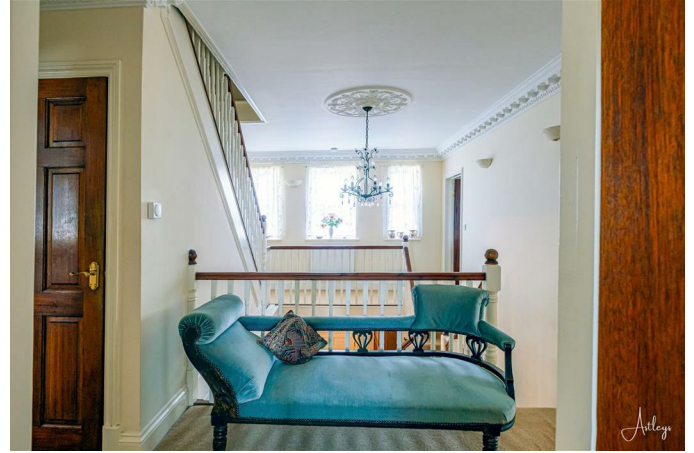
## Family Room

### Utility Room 6'10" x 8'3" (2.088 x 2.521 )

With a double glazed hardwood door to the rear. Double glazed windows to the front. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Extractor fan. Tiled floor. Radiator.

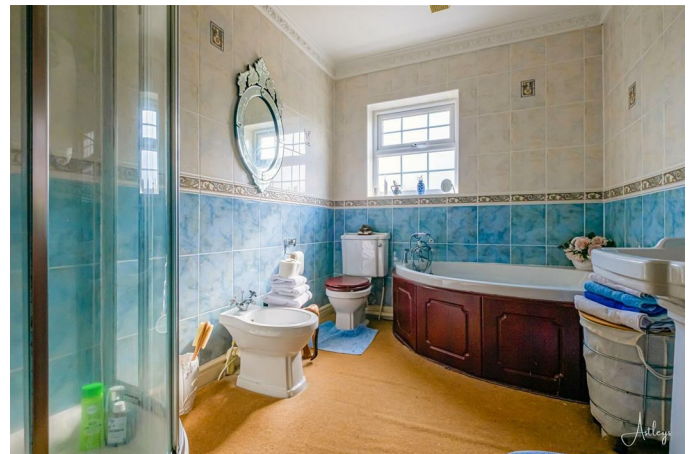
## First Floor

## Landing



With stairs to the second floor. Set of double glazed sash windows to the rear. Door to the bathroom. Doors to bedrooms one, two, three, four and five.

### Bathroom 7'6" x 9'6" (2.296 x 2.901 )



With a frosted double glazed window to the side. Suite comprising; corner bathtub. Corner shower cubicle. W/C. Wash hand basin. Bidet. Chrome heated towel rail. Tiled walls. Extractor fan.



**Bedroom One 14'9" x 16'7" (4.498 x 5.079 )**



With a set of double glazed sash windows to the front offering partial sea views. Radiator. Door to en-suite.

**En-Suite 7'4" x 5'3" (2.240 x 1.606)**



With a frosted double glazed window to the side. Suite comprising; bathtub. W/C. Wash hand basin. Chrome heated towel rail. Tiled walls. Extractor fan.

**Bedroom Two 13'10" x 13'2" (4.230 x 4.016 )**



With a set of double glazed sash windows to the front offering partial sea views. Radiator.

**Bedroom Three 14'0" x 14'7" (4.283 x 4.453 )**



With a set of double glazed sash windows to the front offering partial sea views. Radiator.

### Bedroom Three



### Bedroom Four 10'8" x 14'8" (3.268 x 4.494 )



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

### Bedroom Five 10'1" x 14'6" (3.095 x 4.436 )



With a set of double glazed sash windows to the rear. Radiator. Door to en-suite.

### En-Suite 6'9" x 5'1" (2.064 x 1.568 )



Suite comprising; bathtub. W/C. Wash hand basin. Chrome heated towel rail. Tiled walls. Extractor fan.

### Second Floor

#### Landing

With doors to bedrooms six and seven.

#### Bedroom Six 16'8" x 18'8" (5.081 x 5.705 )

With a double glazed window to the rear. Double glazed window to the front offering partial sea views. Radiator.

#### Bedroom Seven 18'10" x 7'9" (5.764 x 2.372 )

With a double glazed window to the rear. Double



glazed window to the front offering partial sea views. Radiator. Doors to eaves storage.

### External

### Another Aspect

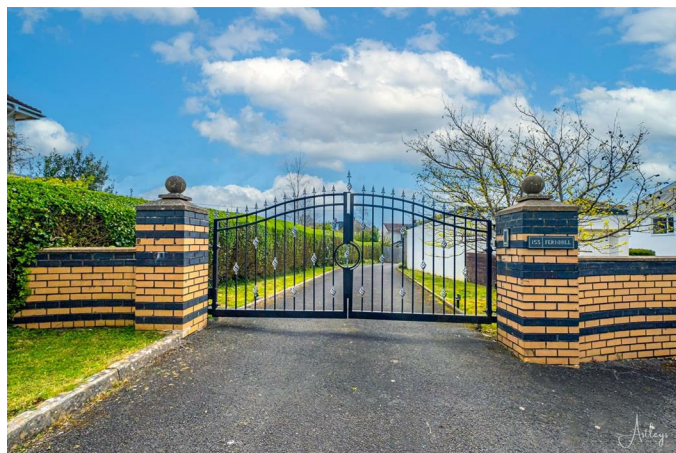


### Rear



You have private gated entry onto the driveway leading to the property. Parking for three vehicles. Lawned garden home to a variety of flowers and shrubs. Side access to the rear.

### Driveway



### Front

You have a patio seating area with ample room for tables and chairs. Private lawned garden home to a variety of flowers, trees and shrubs.

### Front Garden





### Front Garden



### Front Garden



### Front Garden



### 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 - I

### Tenure

Freehold.

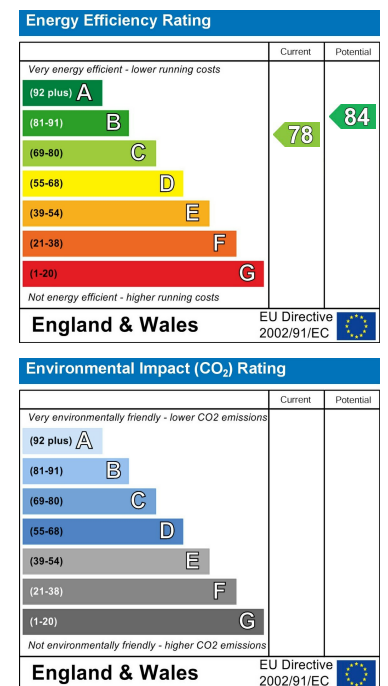
## Floor Plan



## 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.