



18 Kilfield Road, Bishopston, Swansea, City & County Of Swansea, SA3 3DL

Offers Over £499,999

Nestled in the highly desirable village of Bishopston, this spacious five-bedroom detached family home presents a unique opportunity to create a dream residence. Positioned on a generous 0.14-acre plot and offering a floor area of 1826 square feet, the property comes with no onward chain, ensuring a smooth and straightforward purchase.

While some updating is needed, the home brims with potential, featuring flexible accommodation that caters beautifully to family living. The ground floor layout includes a welcoming porch, hallway, study, lounge, kitchen, bathroom, dining room, and a fifth bedroom, providing a versatile space for guests or extended family. Upstairs, there is a well-appointed shower room alongside four further bedrooms, ideal for growing families or for use as office space.

Entrance

Via a hardwood door into the porch.

Porch

With tiled floor. Frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With a radiator. Stairs to the first floor. Door to the study. Door to the lounge. Door to the kitchen. Door to the bathroom. Door to bedroom five. Door to the dining room.

Study 9'11" x 7'11" (3.046 x 2.435)



You have a set of double glazed windows to the side. Radiator.

Lounge 12'2" x 25'0" (3.714 x 7.628)



You have a set of double glazed windows to the front. Two radiators. Feature fireplace.

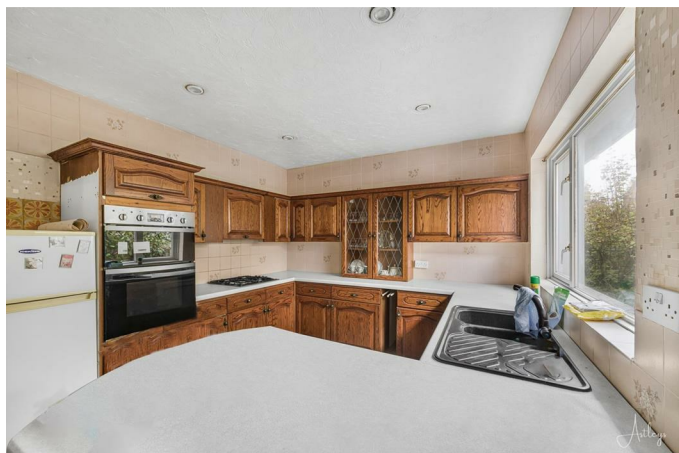
Lounge



Lounge



Kitchen 9'11" x 13'5" (3.041 x 4.106)

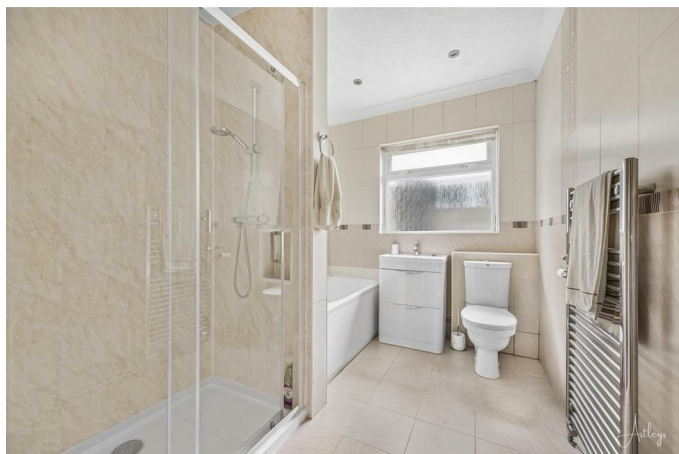


With a set of double glazed windows to the side. Frosted double glazed PVC door to the rear hall. Radiator. Tiled floor. Tiled walls. Spotlights. Fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring gas hob. Integral oven and grill. Extractor hood. Space for fridge freezer.

Rear Hall

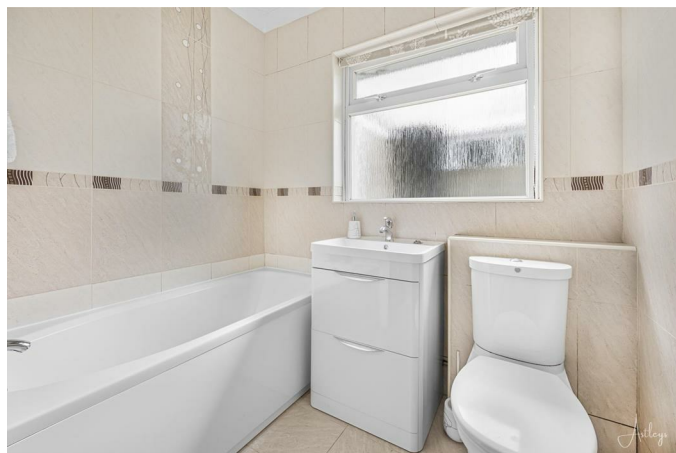
You have a double glazed PVC door to the rear garden and a door to the front. Two doors to the utility area and the boiler cupboard. The utility area with plumbing for washing machine. Tiled floor.

Bathroom 10'7" x 7'0" (3.227 x 2.153)



You have a frosted double glazed window to the side. Suite comprising bathtub. Large walk-in shower cubicle. WC. Wash hand basin. Chrome heated tiled rail. Tiled floor. Tiled walls. Spotlights.

Bathroom



Bedroom Five 8'7" x 14'5" (2.623 x 4.417)



You have a set of double glazed windows to the rear garden. Radiator.

Dining Room 12'5" x 10'2" (3.793 x 3.118)



You have a set of double glazed French patio doors to the rear garden. Radiator.

First Floor

Landing

You have doors to bedrooms. Door to shower room.

Shower Room 10'6" x 2'5" (3.208 x 0.745)

With a Velux roof window to the side. WC. Wash hand basin. Corner shower cubicle. Tiled floor. Tiled walls. Chrome heated towel rail. Extractor fan.

Bedroom One 15'4" x 11'2" (4.681 x 3.421)



With a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom One



Bedroom Two 11'9" x 8'11" (3.596 x 2.738)



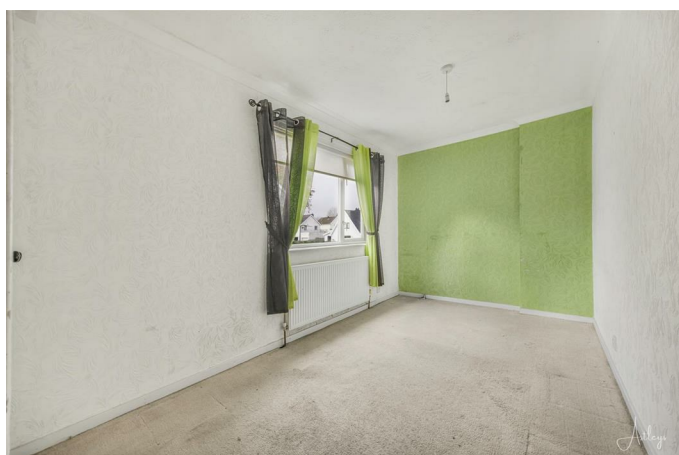
With a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes.

Bedroom Three 11'0" x 7'8" (3.374 x 2.357)



With a set of double glazed windows to the side. Radiator. Doors to built-in wardrobes.

Bedroom Four 7'9" x 13'7" (2.367 x 4.155)



With a set of double glazed windows to the side. Radiator. Doors to built-in wardrobes.

External

Front



You have a lawned garden home to a variety of flowers, trees and shrubs. Driveway parking for several vehicles leading to the garage.

Front



Garage 18'8" x 14'5" (5.703 x 4.416)

You have an 'up and over' door and a door to the front. Glazed window to the rear. Power and light.

Rear

To the rear you have a patio seating area with ample room for tables and chairs. Which in turn leads to a lawn garden. The lawned garden is home to a variety of flowers, trees and shrubs. Garden pond. Detached greenhouse. Detached garden shed.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

Floor Plan



Total area approx. 169.7 sq. metres (1826.4 sq. feet)

References are made to the relevant documents to which this information is subject. These documents are not intended to constitute any part of an offer or contract and do not constitute an offer. The nature of these particular details is subject to change without notice and should not be relied upon for the purposes of any legal proceedings. Any heating, ventilation and air conditioning systems are not included in this plan. This plan is not to scale and is for illustrative purposes only. Please contact us for further details.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.