



## 9 Portway, Bishopston, Swansea, City & County Of Swansea, SA3 3JR

**£399,999**

This well presented three-bedroom semi-detached family home is located in the highly desirable area of Bishopston, just a short distance from the stunning Caswell Bay. Falling within the sought-after catchment area for Bishopston Comprehensive School, the property offers a superb opportunity for families looking to enjoy both excellent local schooling and the beauty of the Gower Peninsula.

Set on a 0.07-acre plot, the home offers a generous floor area of 1023 square feet and benefits from private driveway parking for two vehicles. The accommodation on the ground floor includes a welcoming hallway, a convenient cloakroom, a spacious lounge and a bright kitchen/breakfast room ideal for everyday family living. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

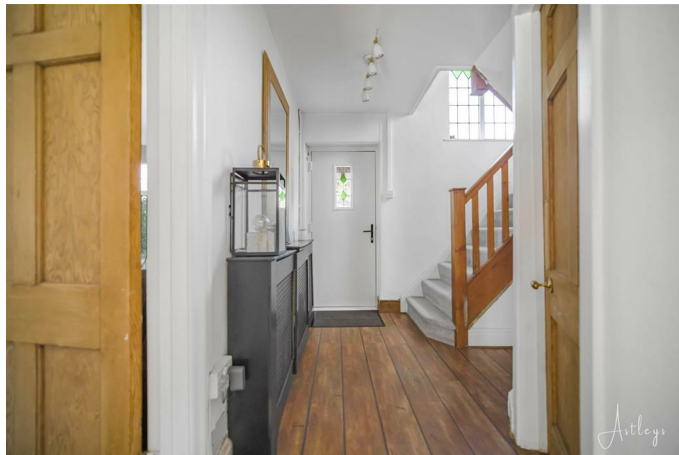
The exterior space has been thoughtfully designed for both practicality and enjoyment. The front of the property features a gravelled area adorned with a selection of flowers and shrubs, enhancing its kerb appeal. Side



### Entrance

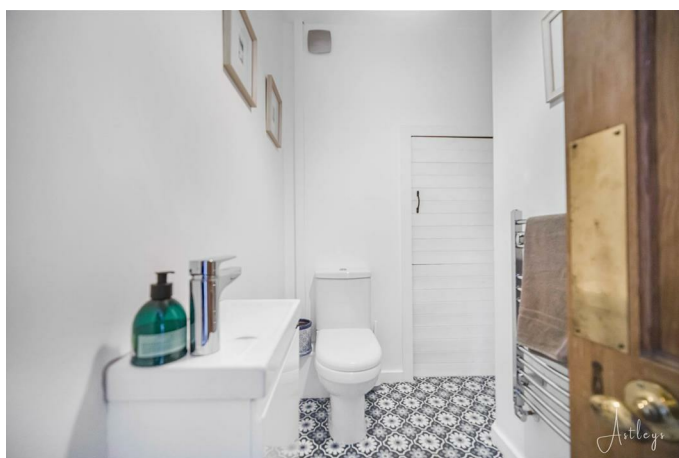
Via a composite door into the hallway.

### Hallway



Stairs to the first floor. Door to understairs storage. Door to the cloakroom. Door to the lounge. Door to the kitchen/breakfast room. Radiator.

### Cloakroom 6'2" x 3'8" (1.887 x 1.128 )



WC. Wash and basin. Chrome heated towel rail. Door to boiler cupboard.

### Lounge 11'4" x 11'3" (3.474 x 3.435 )



You have a double glazed bay window to the front. Radiator. Feature wood burner set in fireplace on slate hearth.

### Lounge



**Kitchen/Breakfast Room 11'5" x 21'3" (3.494 x 6.479 )**

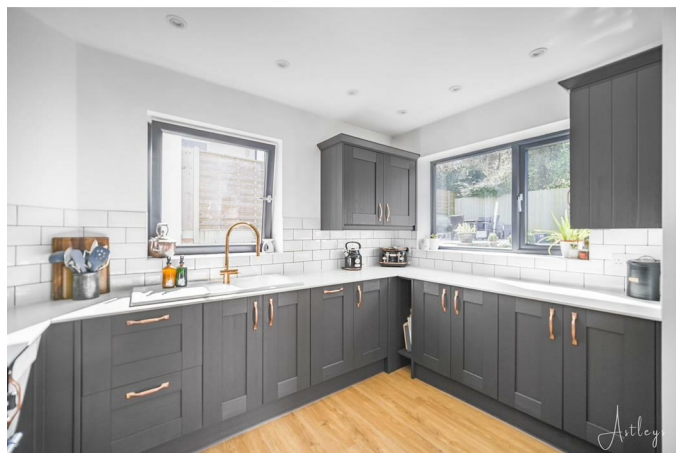


You have a set of double glazed windows to the rear. Set of double glazed French doors to the rear garden. Feature fireplace. Radiator. A beautifully appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl ceramic sink. Integral fridge. Integral freezer. Space for washing machine. Space for dishwasher. Integral bin storage. Four ring gas hob with oven and grill ender. Extractor hood over. Spotlights.

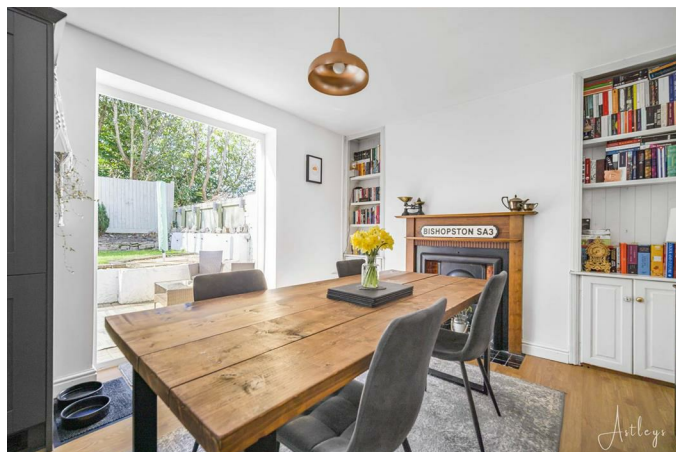
**Kitchen/Breakfast Room**



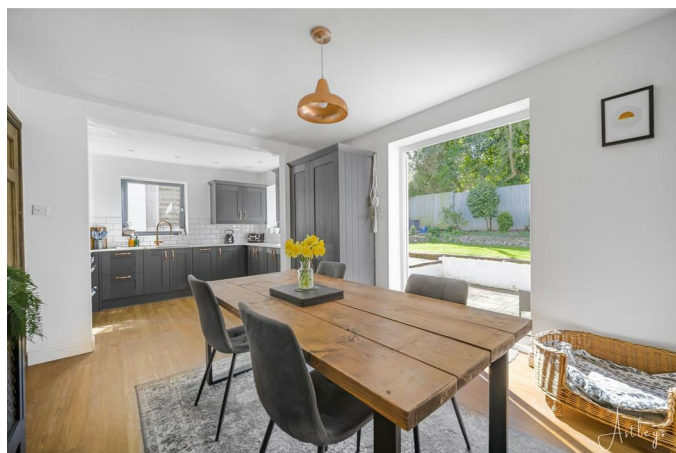
**Kitchen/Breakfast Room**



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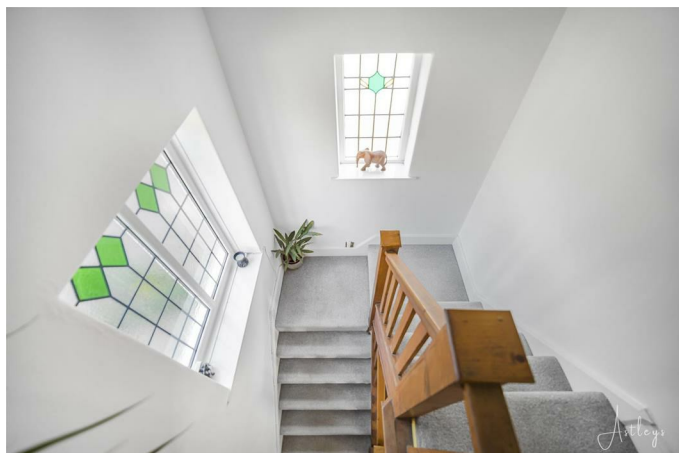


### Kitchen/Breakfast Room



### First Floor

#### Landing



You have a feature stained glass window to the side. Double glazed frosted window to the front. Loft access. Radiator. Door to bathroom. Doors to bedrooms.

### Bedroom One 10'11" x 11'7" (3.346 x 3.536 )



You have a double glazed bay window to the front offering a pleasant countryside outlook. Radiator.

#### Bedroom One

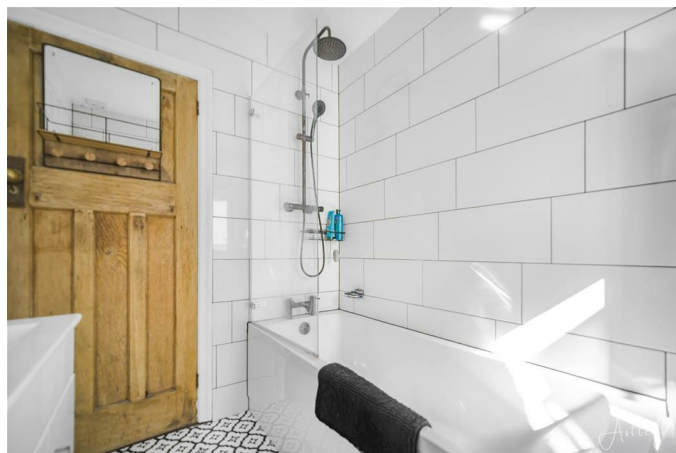




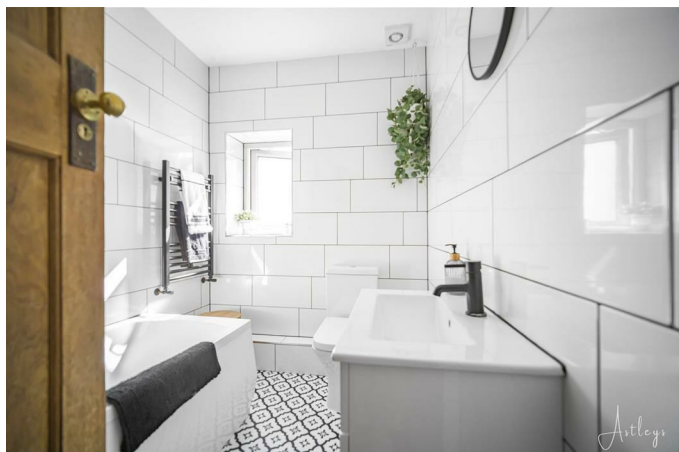
### Bedroom One



### Bathroom



### Bathroom 7'6" x 5'9" (2.310 x 1.756 )



With a frosted double glazed window to the side. Well appointed suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Tiled walls. Heated towel rail. Extractor fan.

### Bedroom Two 10'0" x 10'4" (3.063 x 3.161 )

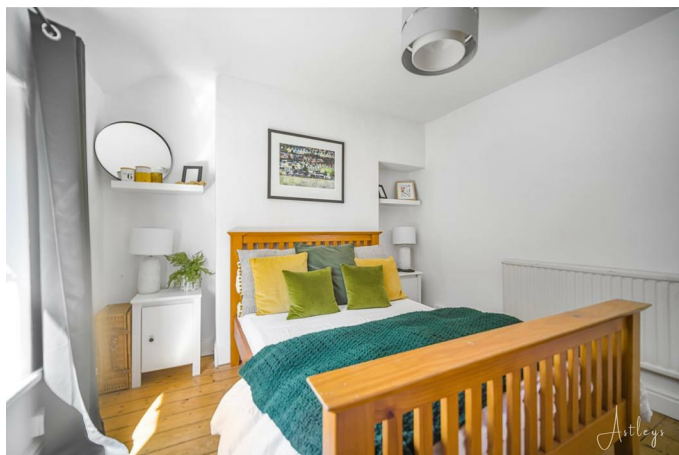


You have a set of double glazed windows to the rear. Radiator. Door to built in storage cupboard.

**Bedroom Two**



**Bedroom Two**



**Bedroom Three 9'5" x 7'10" (2.880 x 2.388 )**



You have a set of double glazed windows to the rear and a radiator.

**Bedroom Three**



**External**



### Another Aspect



### Front



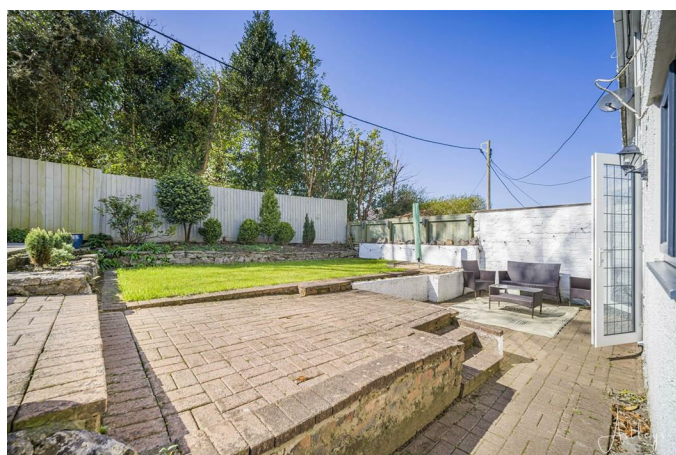
You have driveway parking for two vehicles. Side access to the rear garden. Externally to the front you have a gravelled area and a range of flowers and shrubs.

### Rear



You have a raised seating area with ample room for tables and chairs. Block paved seating area again with room for tables and chairs which in turn leads up to a lawned garden. The rear garden is bordered by fencing. Home to a variety of flowers and shrubs.

### Rear



## Rear



## Rear



## Services

Mains electric. Mains sewerage. Mains water.  
Broadband type - full fibre.

## Council Tax Band

Council Tax Band - E

## Tenure

Freehold.



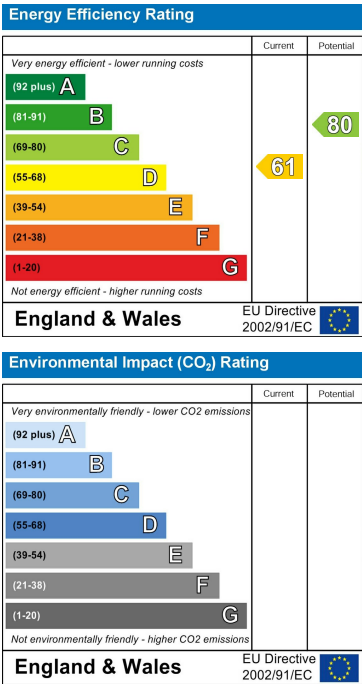
Floor Plan



Area Map



Energy Efficiency Graph



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