



## 59 Pwlldu Lane, Bishopston, Swansea, City & County Of Swansea, SA3 3HA

**Offers Over £550,000**

This beautifully presented three-bedroom semi-detached family home is located in the highly sought-after SA3 area of Bishopston, offering an exceptional lifestyle opportunity in one of Swansea's most desirable villages. Just a short walk from the stunning Pwlldu Bay and falling within the catchment area for the acclaimed Bishopston Comprehensive School, the property is perfectly placed for families seeking convenience, education, and coastal charm.

Set on a 0.08-acre plot with an impressive internal floor area of 2,459 square feet, the property offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance with cloakroom, a generous lounge, a separate sitting room, and a bright conservatory that overlooks the rear garden. A well-equipped kitchen is supported by a useful utility room, while a formal dining room and a dedicated study complete the extensive ground floor layout.



### Entrance

Via a hardwood door into the hall.

### Hall

With a sliding door to the cloakroom and a half glazed panel door into the main hallway.

### Cloakroom 5'7" x 3'11" (1.716 x 1.198 )



You have a frosted double-glazed window to the front. Well-appointed suite comprising; WC. Wash hand basin. Tiled floor.

### Hallway



With stairs to the first floor. Door to understairs storage. Radiator. Door to the study. Door to the sitting room. Door to the lounge.

### Lounge 12'1" x 13'0" (3.695 x 3.971 )



You have a double-glazed bay window to the front. Radiator. Feature fireplace housing a gas fire.

### Lounge



### Sitting Room 10'0" x 20'6" (3.052 x 6.272 )



You have a double-glazed window to the rear. Set of double-glazed doors to the conservatory. Radiator. Feature wood burner set in fireplace. Door to the kitchen. Door to the utility area.

### Sitting Room



### Sitting Room



### Conservatory 8'7" x 14'11" (2.621 x 4.566 )



You have a set of double-glazed hardwood doors leading out to the rear garden. Set of double-glazed windows to the rear garden. Radiator. Tiled floor.



## Conservatory



## Utility Area 5'1" x 3'2" (1.567 x 0.985 )

Tiled floor. Plumbing for washing machine.

## Kitchen 9'10" x 9'1" (2.999 x 2.793 )



You have a door to the dining room. A set of double-glazed windows to the side and a double-glazed window to the rear. The kitchen is 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 gas hob with extractor hood over. Integral fridge. Integral oven and grill.

## Kitchen



## Dining Room 13'9" x 8'10" (4.194 x 2.703 )



You have a frosted double-glazed PVC door to the side. Set of double-glazed windows to the side. Door to the study. Radiator.

### Study 9'9" x 8'7" (2.988 x 2.619 )



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

### First Floor

#### Landing

Door to the bathroom. Doors to bedrooms one, two and three. Stairs leading up to attic room number one and attic room number two. Radiator. Loft access.

### Bathroom 5'11" x 9'1" (1.811 x 2.778 )



You have a frosted double-glazed window to the rear. Well-appointed suite comprising a bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls.

### Bathroom



### Bedroom One 16'9" x 12'2" (5.107 x 3.710 )



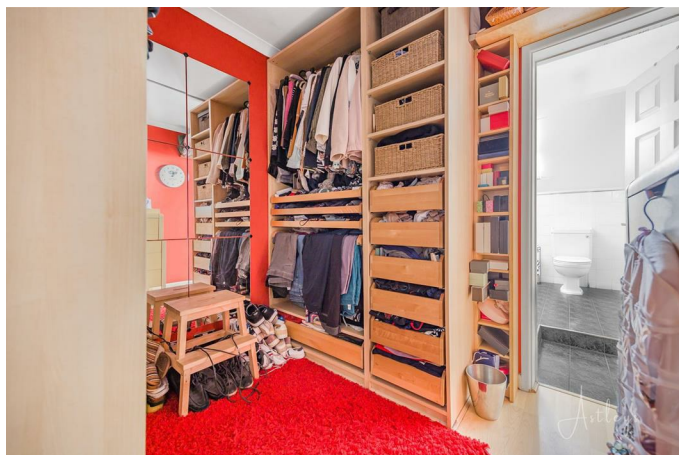
You have a set of double-glazed windows to the front. Radiator. Door to the walk-in wardrobe.



### Bedroom One



### Walk In Wardrobe 8'6" x 8'11" (2.608 x 2.719 )



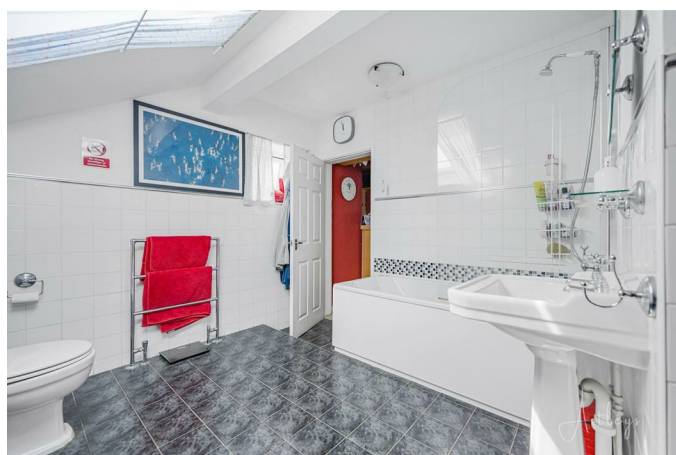
With door to en-suite.

### En-Suite 9'9" x 11'9" (2.993 x 3.586 )

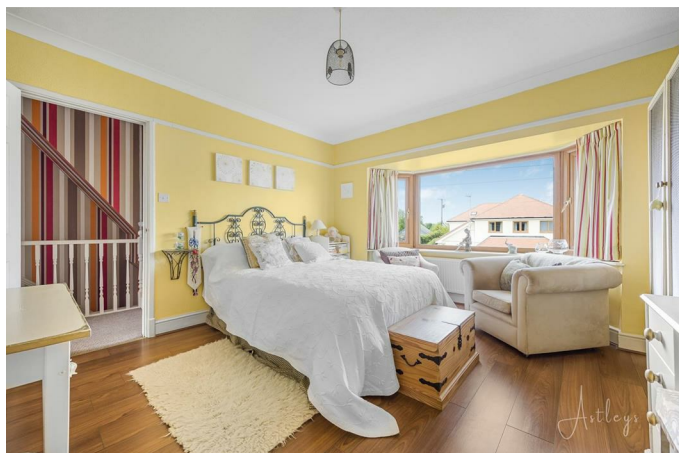


With a Velux roof window to the rear. Well-appointed en-suite comprising a bathtub with shower over. WC. Wash hand basin. Bidet. Tiled floor. Radiator. Extractor fan. Frosted double-glazed window to the side.

### En-Suite



### Bedroom Two 12'2" x 13'1" (3.730 x 3.997 )



You have a double-glazed bay window to the front. Radiator.

### Bedroom Two

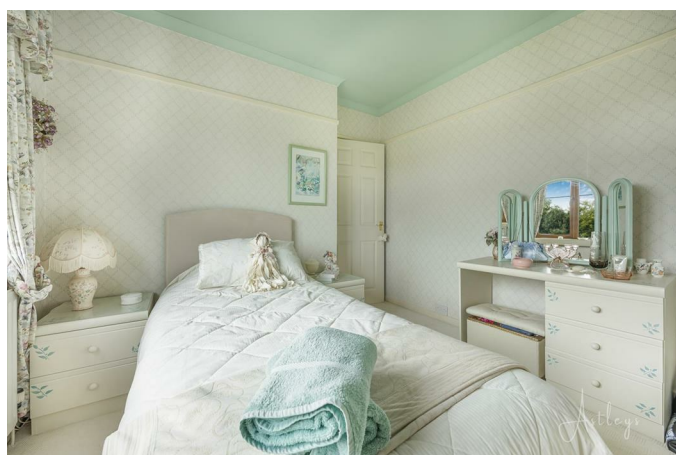


### Bedroom Three 12'3" x 9'11" (3.743 x 3.041 )



You have a set of double-glazed windows to the rear offering a pleasant countryside outlook. Radiator.

### Bedroom Three



### Second Floor

#### Landing

You have door to eaves storage and doors to attic rooms one and two.



### Attic Room One 9'11" x 16'4" (3.033 x 5.003 )



You have a Velux roof window to the rear offering a pleasant countryside outlook. Velux roof window to the front offering a pleasant countryside outlook. Radiator. Door to eaves storage.

### Attic Room Two 8'10" x 13'8" (2.709 x 4.188 )



You have a Velux roof window to the rear offering a pleasant countryside outlook. Feature stained glass porthole window to the side. Radiator. Doors to eaves storage.

### External

### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Front

You have driveway parking for three to four vehicles. Flowers and shrubs. Access to the rear.



#### Rear



You have a patio seating area with ample room for tables and chairs. Feature garden pond. Detached shed. Rear garden is home to a variety of flowers and shrubs.

#### Rear



#### Rear



#### Rear



#### Services

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

#### Council Tax Band

Council Tax Band - E

#### Tenure

Freehold.



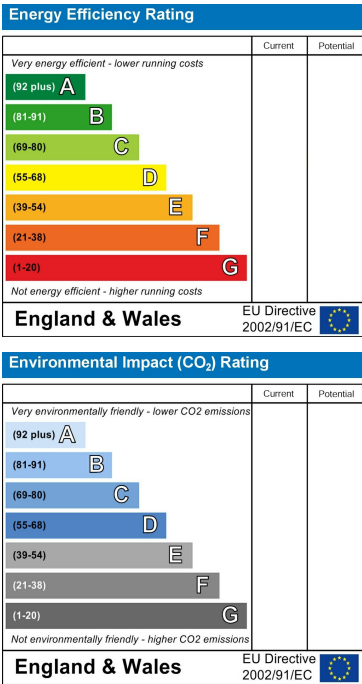
Floor Plan



Area Map



Energy Efficiency Graph



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