

44 Whitestone  
Avenue, Bishopston,  
Swansea, SA3 3DA

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# 44 Whitestone Avenue, Bishopston, Swansea, SA3 3DA

£399,995

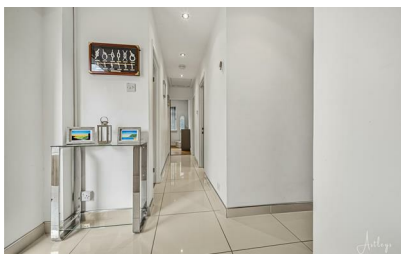


Set within the gentle rhythm of Bishopston village life, this beautifully renewed bungalow enjoys a setting that balances coast and countryside with quiet assurance. The sweep of Gower's beaches lies close at hand, with cliff paths and open commons offering space to breathe, while the village itself provides a warm sense of community. Independent cafés, well regarded schools and everyday amenities sit within easy reach, and Swansea is readily accessible for wider connections without intruding on the calm of the area.

Behind a neat frontage, the house reveals interiors that have been thoughtfully modernised throughout. From the moment you step inside, there is a feeling of order and ease, with a welcoming porch leading into a central hallway that connects the accommodation with clarity. The principal living spaces are light and composed, offering distinct areas for relaxation and dining that feel equally suited to quiet evenings or sociable gatherings. The kitchen is practical and well planned, designed to support daily life without fuss, while the bathroom continues the sense of careful renewal.

Three bedrooms provide flexible accommodation, allowing the home to adapt comfortably to different stages of life, whether that means space for guests, working from home or simply room to retreat. The renovation has been comprehensive and considered, with key improvements including a new roof, updated services and modern electrics, offering reassurance alongside its refined presentation. The property is offered with no onward chain, allowing a straightforward move for the next owner.

Outside, the plot unfolds with a pleasing balance of structure and softness. A private driveway to the front provides parking for several vehicles and leads to a garage, while the rear garden has been arranged for enjoyment with minimal effort. A raised patio creates a natural spot for outdoor dining or morning coffee, stepping down to a lawn bordered by walls and fencing.



### Entrance

Via a frosted glazed PVC door into the porch.

### Porch

With a double glazed window to the front. Tiled floor. Hardwood door into the hallway.

### Hallway

With radiator. Tile floor. Spotlights. Loft access. Door to the lounge. Door to storage cupboard. Door to kitchen. Doors to bedrooms. Door to bathroom. The attic is via a pull-down ladder. It's not currently boarded but has the potential for conversion (subject to necessary planning).

### Lounge

17'9" x 11'2"

You have a set of double glazed windows to the front and opening into the dining room. Spotlights. Radiator. Feature fireplace housing a gas fire.

### Dining Room

7'8" x 9'10"

You have a double glazed window to the front. Radiator. Spotlights. Door to the kitchen.

### Kitchen

8'5" x 13'2"

You have a double glazed PVC door to the rear. Set of double glazed windows to the rear. Spotlights. Tiled floor. Tiled walls. A well-appointed kitchen fitted with a range of base and wall units. Marble work surface incorporating a stainless steel sink with mixer tap over. Four ring Neff induction hob with Neff extractor hood over. Integral Neff oven. Integral dishwasher. Space for washing machine. Integral fridge. Integral freezer. Under floor heating.

### Bathroom

8'7" x 8'5"

Frosted double glazed window to the rear. Well appointed suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Under floor heating.



### Bedroom One

8'8" x 12'7"

You have a double glazed window to the rear. Radiator. Spotlights.

### Bedroom Two

8'7" x 12'8"

Double glazed window to the rear. Radiator. Spotlights.

### Bedroom Three

10'7" x 9'8"

You have a double glazed window to the side. Radiator. Spotlights.

### External

#### Front

You have private driveway parking for two to three vehicles leading to the garage.

#### Garage

15'11" x 7'6"

Via 'up and over' door. Power and light. Frosted glazed door to the rear.

#### Rear

You have a raised patio area with room for tables and chairs which in turn leads to a lawn area bordered by wall and fencing. Side access.

#### Agents Note

Property has been fully re wired. Has a new boiler.

#### Services

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

#### Council Tax Band


Council Tax Band - E

#### Tenure

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 96.8 sq. metres (1041.6 sq. feet)

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Plan produced using PlanUp.