

## 49 Bishopston Road, Bishopston

Offers Over £350,000

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Quote reference DS1317 when enquiring.

Situated in the highly sought-after village of Bishopston, this beautifully improved home offers an exceptional blend of modern living and coastal convenience. Renowned for its strong community feel and proximity to the stunning Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, this location provides an enviable lifestyle with easy access to scenic beaches, cliffside walks, and excellent local amenities.

The property is ideally positioned within close reach of well-regarded schools, local shops, cafés, and public houses, while also benefiting from convenient transport links into Swansea city centre. Nearby beaches such as Langland Bay and Caswell Bay are just a short drive away, making this an ideal setting for families and those seeking a coastal lifestyle.

Internally, the property has undergone significant and thoughtful improvement works, most notably to the ground floor. The kitchen has been extensively remodelled and opened up to create a spacious and contemporary kitchen/dining area, perfectly designed for modern family living and entertaining. This open-plan space offers a bright and sociable heart to the home, combining functionality with a stylish finish. Further enhancing the ground floor accommodation is the addition of a well-appointed shower room, providing both convenience and flexibility for day-to-day living.

#### Measurements:

Entrance Hallway: 1.73m x 1.94m (5'6ft x 6'3ft)

Kitchen & Dining: 4.85m x 3.17m (15'9ft x 10'4ft)

Living: 5m x 3.6m (16'4ft x 11'8ft)

Shower Room: 2.19m x 1.72m (7'1ft x 5'6)

#### Landing:

Bedroom One: 3m x 3.96m max (9'8ft x 12'9ft max)

Bedroom Two: 2.76m x 3.83m max (9ft x 12'5ft max)

Bathroom: 2.16m x 1.82m (7ft x 5'9ft)

Bedroom Three: 2.1m x 2.72m (6'8ft x 8'9ft)

#### External:

To the front, there is off-road parking, with convenient access leading through to the rear. The enclosed rear garden is thoughtfully arranged, featuring multiple patio and seating areas ideal for outdoor relaxation and entertaining. It is attractively landscaped with a variety of shrubs and fruit trees, creating a pleasant and established setting. Additionally, the garden enjoys an open outlook, backing onto a field which enhances the sense of privacy and tranquillity

Overall, this is a superb opportunity to acquire a beautifully updated home in one of Swansea's

most desirable residential areas, offering a perfect balance of village charm, coastal proximity, and modern comfort.

#### Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

#### Property Information:

All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

#### Services:

From time to time, we might recommend third-party services such as mortgages, legal advice, or surveys. In most cases, we don't get any financial incentives for doing this, but there may be a few instances where we do. Rest assured, anyone using a recommended provider won't receive preferential treatment and it won't affect their position or priority over other interested buyers. Their choice is always their own.

## Key Features

- Quote reference DS1317 when enquiring.
- Extensively remodelled kitchen
- Spacious living room into garden
- Enclosed rear garden
- Walking distance of renowned beaches
- Highly sought-after village location
- Within Bishopston School catchment
- Newly fitted ground floor shower room
- Off-road parking
- Within close proximity to all local amenities

