



the  
**ANDERSON**  
Group exp

Bishopston Road, Bishopston, Swansea, SA3 3EH

Offers Over £800,000

 5  3  4



- Substantial Five Bedroom Detached Family Home
- 4/5 Bedrooms
- Shower Room, Family Bathroom, En-suite & G/F W.C
- Ample Driveway Parking & Double Garage
- Sought After Location Near Local Beaches & Mumbles Village
- Four Reception Rooms
- 0.37 Acre Plot with Wrap Around Gardens
- Utility Room
- Ideal Family Home
- Bishopston Comprehensive Catchment Area



This beautifully presented, substantial five-bedroom detached home offers flexible accommodation arranged over three floors. The lower ground floor features a welcoming entrance hall leading to a recreation room, garage, and wine cellar. Stairs to the ground floor, where a spacious hallway gives access to a sitting room and lounge, both opening onto a balcony overlooking the well-maintained gardens. Also on this level is a bedroom/study, a dining room enjoying garden views, and a kitchen/breakfast room with adjoining utility room and a convenient ground-floor shower room. First floor comprises four well-proportioned bedrooms, including a main bedroom with en-suite, along with a family bathroom. Further benefits include gas central heating throughout, a substantial garden ideal for outdoor entertaining, and a garage with an electric door. Situated within the Bishopston school catchment area.



## Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Current	Potential
<b>A</b>	(92 plus)		
<b>B</b>	(81-91)		
<b>C</b>	(69-80)		72
<b>D</b>	(55-68)		
<b>E</b>	(39-54)		
<b>F</b>	(21-38)		
<b>G</b>	(1-20)		

Not energy efficient - higher running costs

**England & Wales**

EU Directive 2002/91/EC



## Swansea, Mumbles & Gower

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