



7 Bishops Grove, Sketty, Swansea, SA2 8BE

£375,000

Situated in the highly sought-after and popular area of Sketty, this detached four-bedroom home offers generous and versatile accommodation, making it an ideal choice for families looking for a spacious home in a well-established residential location. The property briefly comprises an entrance hall leading to a spacious lounge, with access through to the dining room. From the dining room, a door leads into the kitchen. The ground floor further benefits from two well-proportioned bedrooms and a family shower room, providing useful flexibility for family living, guests or those looking for accommodation on one level. To the first floor are two spacious double bedrooms and a family bathroom. Externally, the front of the property is approached via a block-paved driveway providing parking and leading to the garage. To the rear is a garden with a paved patio and lawned area. A particular benefit of the property is the village green situated directly opposite, which has Village Green status, helping to protect the land from development and ensuring that no development can take place on the green.

The property is perfectly positioned to take advantage of everything Sketty has to offer. The area is renowned for its excellent local amenities and highly regarded schools, making it particularly popular with families.

The Accommodation Comprises

Ground Floor

Hall 6'4" x 15'7" (1.94m x 4.76m)



Entered via door to side, storage cupboard, staircase to first floor.

Lounge 18'8" x 11'9" (5.69m x 3.57m)



Double glazed window to front, radiator, double doors kitchen.



Dining Room 8'10" x 11'8" (2.68m x 3.56m)



Double glazed window to front, radiator, door to the kitchen.

Kitchen 10'10" x 11'8" (3.31m x 3.56m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, space for fridge/freezer and washing machine, built-in eye level electric double oven, built-in four ring electric hob, wall mounted boiler, double glazed window to side, door to the porch.



Porch 4'7" x 4'3" (1.40m x 1.30m)

Frosted double glazed window to side, door to the garden.

Bedroom 3 13'5" x 11'9" (4.08m x 3.58m)



Double glazed window to rear, radiator.

Bedroom 4/Sitting Room 9'6" x 11'7" (2.89m x 3.54m)



Double glazed window and door to rear, radiator.

Shower Room 8'11" x 7'9" (2.73m x 2.37m)



Fitted with a Shower, wash hand basin and WC. Tiled splashback, radiator, frosted double glazed windows to side.

First Floor

Landing 7'11" x 10'8" (2.42m x 3.26m)

Skylight, window, access to loft.

Bedroom 1 17'11" x 12'8" (5.46m x 3.86m)



Double glazed window to front, radiator.

Bedroom 2 13'9" x 12'8" (4.19m x 3.87m)



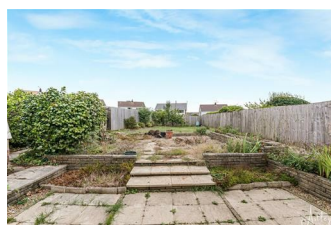
Double glazed window to rear, radiator.

Bathroom 7'11" x 6'7" (2.42m x 2.00m)



Three piece suite comprising a bath, wash hand basin and WC. Airing cupboard housing the hot water tank, radiator, frosted double glazed window to side.

External



Garage 18'0" x 8'8" (5.49m x 2.64m)

Double glazed window to rear, Up and over door, door.

Agents Note

Tenure - Freehold

Council Tax Band - G

Parking - Driveway & Garage

Services - Services - Mains electric. Mains sewerage. Mains Gas. Water meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

Aerial Images



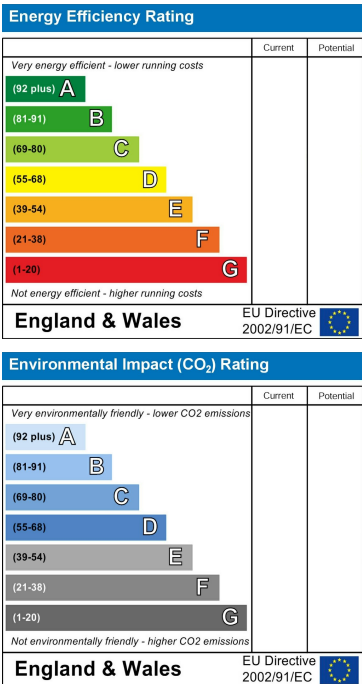
Floor Plan



Area Map



Energy Efficiency Graph



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