

1 Portway,
Bishopston, Swansea,
SA3 3JR

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 **ASTLEYS**
SALES AND LETTINGS



1 Portway, Bishopston, Swansea, SA3 3JR

Offers Over
£525,000



Set in the highly sought-after village of Bishopston, this four-bedroom detached home combines generous family living with one of Swansea's most desirable coastal locations. With beautiful countryside and the Gower coastline close at hand, the property is ideally placed for enjoying an outdoor lifestyle, while remaining within easy reach of excellent local schools, village amenities and the cafés, shops and restaurants of nearby Mumbles.

Caswell Bay is within easy reach, placing sandy beaches, coastal walks and some of the area's finest scenery close to home. Bishopston itself has a strong sense of community and is particularly well regarded by families, making this an appealing opportunity for buyers seeking space, convenience and the distinctive lifestyle of the Gower Peninsula.

The property is offered with no onward chain and sits on a plot of around 0.10 acres, with private parking to the front. Inside, the layout is well balanced, beginning with a welcoming hallway leading to a sitting room and separate lounge, providing flexible reception space. The kitchen sits centrally to the home, linking through to a dining area, with a conservatory and utility space opening onto the rear garden. A cloakroom completes the ground floor.

Upstairs, there are four bedrooms, offering versatility for family living or home working. The principal bedroom benefits from an en suite, complemented by a family bathroom serving the remaining rooms.

To the rear, a block paved patio provides an inviting seating area, with steps leading to a lawned garden bordered by mature hedging, creating a private and peaceful outdoor setting. Side access adds further practicality.



Entrance

Via a composite door into the hallway.

Hallway

Stairs to the first floor. Door to storage cupboard. Door to sitting room. Door to lounge. Door to cloakroom. Door to kitchen. Radiator.

Cloakroom

WC. Wash hand basin.

Lounge

12'8" x 12'7"

Double glazed bay window to the front. Feature wood burner. Spotlights.

Sitting Room

11'7" x 11'2"

Double glazed bay window to the front. Radiator.

Kitchen

10'6" x 20'9"

Set of bi fold doors to the conservatory. Double glazed window to the rear. Double glazed window to the side. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink with mixer tap over. Four ring Neff hob with induction hood over. Integral Neff oven and grill. Integral fridge. Integral freezer. Integral dishwasher. Opening to the dining area.

Dining Area

12'6" x 10'2"

Feature fireplace. Set of bi fold doors to the conservatory/utility.

Conservatory/Utility

Set of double glazed windows to the rear. Double glazed sliding door to the rear. Radiator. Utility area which houses a running work surface with a stainless steel sink and drainer unit.

First Floor

Landing

Loft access. Doors to bedrooms. Door to bathroom.

Bathroom

7'6" x 7'1"

Frosted double glazed window to the rear. A well appointed suite comprising; bathtub with shower over. WC. Wash and basin.

Bedroom One

15'11" x 12'7"

Double glazed bay window to the front. Frosted double glazed window to the side with feature stained glass insert. Radiator. Spotlights. Door to en suite.



En-Suite

7'5" x 11'0"

Frosted double glazed window to the rear. Velux roof window to the rear. Suite comprising; large walk-in shower with over-sized shower head above. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom Two

12'0" x 10'7"

Double glazed bay window to the front. Frosted double glazed window to the side. Radiator.

Bedroom Three

11'10" x 10'4"

Double glazed bay window to the rear. Radiator. Door to built in wardrobe.

Bedroom Four

7'1" x 7'2"

Double glazed window to the front. Radiator.

External**Drone Shot****Another Aspect****Front**

Private parking for several vehicles. Side access to the rear.

Rear

Block paviour patio area with ample room for tables and chairs. Steps leading up to a lawned garden. The rear garden is bordered by hedging. Side access to the rear.

Services

Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre.

Council Tax Band

Council Tax Band - F

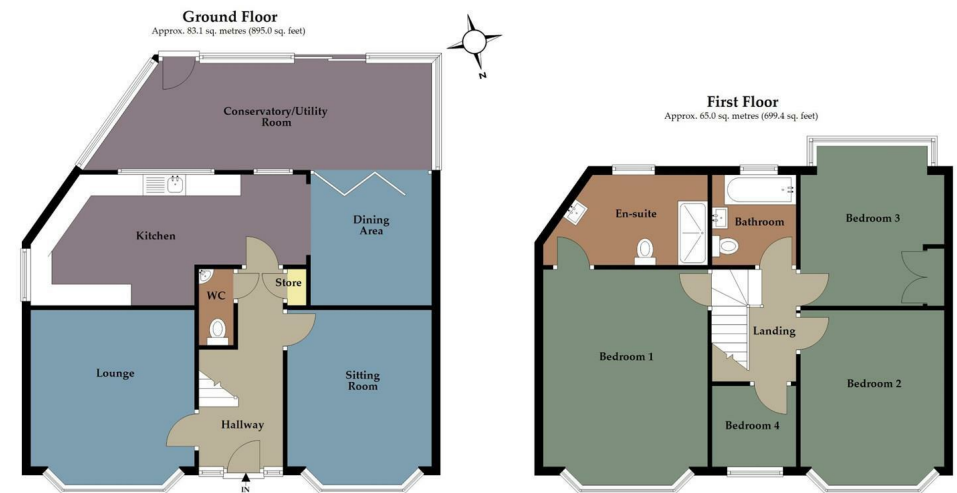
Tenure

Leasehold (897 years left on lease)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 148.1 sq. metres (1594.4 sq. feet)

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Plan produced using PlanIt.