



20 Eastlands Park, Bishopston, Swansea, SA3 3DQ
Asking Price £365,950

Opportunity to purchase a beautifully presented spacious detached four bedroom property, situated in a quiet cul de sac within the highly desirable Bishopston catchment area. The property is well situated to take advantage of the local amenities and the beaches this location has to offer. The property briefly comprising; entrance hallway, cloakroom, sitting room, dining area, conservatory, kitchen with door leading to garage. To the first floor are four bedrooms and a family bathroom. Externally there is a driveway/garage to the front. To the rear is a pretty laid to lawn garden/sitting area housing mature plants & shrubs. Viewing recommended to appreciate what this lovely home has to offer.

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Entrance
Enter via uPVC front door into:

Hallway
Spacious hallway. Stairs to first floor with under stairs storage cupboard. Further storage cupboard. Radiator. Plain plastered and coved ceiling. Doors to:

Cloakroom
Double glazed privacy window to side. Comprising low level W.C and wall mounted wash hand basin. Part tiled walls. Wood effect flooring. Coved ceiling.

Lounge 20'0 x 11'0 (6.10m x 3.35m)
Double glazed bay window to front providing plenty of natural light into this spacious room. Feature fireplace housing electric fire set within a marble surround and hearth offering an attractive focal point. Radiator. Plain plastered and coved ceiling. French doors through to:

Dining Room 15'0 x 12'0 (4.57m x 3.66m)
Space for large dining table. Radiator. Coved ceiling. Double glazed French doors out to:

Conservatory 13'0 x 11'0 (3.96m x 3.35m)
Fully glazed to all sides with patio door leading out to rear connecting the garden and home beautifully. Wood effect flooring.

Kitchen/Breakfast Room 15'0 x 10'0 (4.57m x 3.05m)
Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include dishwasher, fridge/freezer, eye level double oven and four ring gas hob with extractor above. Tiled splash back. Tiled flooring. Plain plastered and coved ceiling with spotlights. Internal door to:

Garage 18'0 x 8'0 (5.49m x 2.44m)

Up and over door. Power supply, currently housing fridge, freezer, washing machine and tumble dryer. Pedestrian access to rear garden.

- First Floor**
- Landing**
Double glazed window to side. Access to attic via hatch. Doors to:
- Bedroom Three 11'0 x 9'0 (3.35m x 2.74m)**
Double glazed window to front. Radiator. Coved ceiling.
- Bedroom One 16'0 x 11'0 (into wardrobes) (4.88m x 3.35m (into wardrobes))**
Double glazed window to front. Full length fitted wardrobes. Radiator. Coved ceiling.
- Bedroom Two 14'0 x 11'0 (4.27m x 3.35m)**
Window to rear, radiator, coved ceiling.
- Bedroom Four 11'0 x 7'0 (3.35m x 2.13m)**
Double glazed window to rear. Radiator. Coved ceiling.

Bathroom
Double glazed privacy window to side. Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath and walk in shower cubicle. Chrome towel radiator. Fully tiled walls. Wood effect flooring. Plain plastered ceiling with spotlights.

- External**
- Front**
Driveway parking leading to single garage. Remainder of garden is laid to lawn.
- Rear**
Paved patio terrace adjacent to property providing the perfect setting for a spot of al fresco dining. The remainder of the garden is fully enclosed and laid to lawn, bordered with mature plants and shrubs offering a good deal of privacy.

DIRECTIONS
From our Mumbles office proceed down Newton Road. Turn left at the bottom and proceed along Mumbles Road to West Cross. Turn left into Fairwood Road at mini roundabout. Proceed to top and turn left onto Mayals Road. Proceed over Clyne Common and turn left at Murton. At Murton post office turn right and continue past the Plough and Harrow. Turn right into Eastlands Park and the bare right and the property is to your left.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

