



32 Brandy Cove Road, Bishopston, Swansea, SA3 3HB  
**Offers In The Region Of £249,950**



A three bedroom semi detached property, situated in a quiet cul-de-sac location in the sought after village of Bishopston. Set within easy access of local beaches and of the bustling seaside village of Mumbles, also falling within the highly regarded Bishopston comprehensive school catchment. The accommodation itself briefly comprises, hallway, lounge, dining room and modern fitted kitchen/breakfast room. To the first floor are three bedrooms and a family bathroom. Externally there are lawned garden to the front. To the rear are further laid to lawn gardens and seating area, including single garage. Viewing recommended. No chain.

## Offers In The Region Of £249,950



### Entrance

Enter via front door into:

### Hallway

Stairs to first floor with under stairs storage cupboard. Radiator. Tiled flooring. Doors to:

### Lounge 16'4 x 14'0 (4.98m x 4.27m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. Two radiators. Tiled flooring.

### Dining Room 11'11 x 11'0 (3.63m x 3.35m)

Double glazed window to rear. Radiator. Tiled flooring.

### Kitchen 9'2 x 8'8 (2.79m x 2.64m)

Double glazed window and door to rear. Fitted with a range of white high gloss wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include oven with four ring gas hob over and stainless steel chimney style extractor hood above. Space for washing machine. Radiator. Tiled flooring. Open to:

### Dining Area 7'0 x 6'0 (2.13m x 1.83m)

Double glazed window to side. Space to accommodate dining table. Tiled flooring.

### First Floor

### Landing

Access to attic via hatch. Wooden flooring. Doors to:

### Bathroom 6'9 x 6'7 (2.06m x 2.01m)

Double glazed frosted window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over. Radiator. Part tiled walls.

### Bedroom One 13'7 x 10'5 (4.14m x 3.18m)

Double glazed window to rear. Radiator. Wooden flooring.

### Bedroom Two 12'9 x 9'6 (3.89m x 2.90m)

Double glazed window to front. Radiator. Airing cupboard housing shelving and further radiator. Wooden flooring.

### Bedroom Three 9'7 x 7'2 (2.92m x 2.18m)

Double glazed window to front. Radiator. Wooden flooring.

### External

### Front

Paved pathway leading to front of property with laid to lawn garden to either side housing mature shrubs and hedging.

### Rear

Well maintained garden laid to lawn. Enjoying a good deal of privacy. Pedestrian access to single garage.

### DIRECTIONS

Sat Nav - 32 Brandy Cove Road, SA3 3HB

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: TBA

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

