



4 Portway, Bishopston, Swansea, SA3 3JR
Asking Price **£425,000**

A unique opportunity to acquire a spacious, traditional, four bedroom plus loft room, detached home with the added benefit of a separate detached garage. Located at the gateway to the desired village of Bishopston with local shops, school, pubs and beaches all within easy reach. The property briefly comprises a grand entrance hallway leading through to the versatile living accommodation, family room, lounge, cloakroom, kitchen, dining room and utility. To the first floor there are four bedrooms, a family bathroom and separate Wc. To the second floor is a loft room. Externally, there is ample parking to the front and good sized level garden along with a number of mature plants and shrubs easily connecting to the rear. Viewing is highly recommended.

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Entrance

Via UPVC double glazed door into: porch which leads into a grand hallway.

Porch

Leads into a grand hallway with stairs to first floor.

Family Room 14'00 x 12'00 (4.27m x 3.66m)

UPVC double glazed windows to side and rear. Radiator.

Lounge 17'09 max x 14'00 (5.41m max x 4.27m)

UPVC double glazed bay window to rear. Radiator. Feature fireplace.

Cloakroom

UPVC double glazed window to side. Low level Wc. Wash hand basin. Radiator.

Dining Room 13'05 max x 10'08 (4.09m max x 3.25m)

UPVC double glazed windows to front and side. Radiator. Door to:

Kitchen 11'04 x 11'04 (3.45m x 3.45m)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Space for cooker. Space for dishwasher. Tiled splash back. Double glazed window to side.

Utility Room 6'06 x 6'00 (1.98m x 1.83m)

Fitted with a range of wall, base and drawer units with complementary work surface. Space for washing machine and tumble dryer. Access to storage room and outhouse.

First Floor

Landing

UPVC double glazed window. Stairs to second floor. Doors to:

Bathroom

White three piece suite comprising free standing shower, bath and wash hand basin. Storage cupboard. Radiator. Vinyl flooring.

WC

Low level Wc. Double glazed window to side.

Master Bedroom 17'11 x 13'11 (5.46m x 4.24m)

UPVC double glazed bay window to rear. Radiator.

Bedroom Two 14'00 x 12'00 (4.27m x 3.66m)

UPVC double glazed bay window to rear. Radiator.

Bedroom Three 13'05 x 10'09 (4.09m x 3.28m)

UPVC double glazed windows to front and side. Radiator.

Bedroom Four 7'11 x 4'05 (2.41m x 1.35m)

Double glazed window to side. Radiator.

Second Floor

Landing

Door to:

Loft Room 14'05 x 10'07 (4.39m x 3.23m)

Two 'Velux' windows. Storage cupboard.

External

Plenty of lawned garden along with a number of mature plants and shrubs easily connecting to the rear.

Front

Driveway through to top of garden with separate garage.

Rear

A good size garden which is laid to lawn.

Important Notes

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.' N.B. This property will be sold according to our client's standard covenants, further details of which are available upon request.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: E

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

