



10 Ridley Way, Bishopston, Swansea, SA3 3HL  
£449,950

A modern detached and spacious, three/four bedroom property offering versatile living. Ideally situated in the heart of Murton enjoying countryside views. The property lies within the highly regarded Bishopston comprehensive school catchment which is just a short walk away, also close to local amenities including a post office, shop and local pub as well as being a short drive from the bustling village of Mumbles. The property is only a fifteen minute walk to Caswel Beach. The accommodation briefly comprises, entrance into open plan living space comprising: lounge, breakfast/sitting area and kitchen, further separate reception room, utility room and shower room. To the first floor, three bedrooms with two of the bedrooms benefitting from an en suite and a family bathroom. Externally to the front there is a driveway with ample parking along with a gravelled seating area. To the rear there is a patio garden with seating areas which connect to the living space effortlessly. Viewing is highly recommended to appreciate the high standard.

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**Entrance**  
UPVC door into:

**Porch**  
Ceiling with inset spotlights. Engineered hardwood flooring. Radiator. Archway into:

**Lounge 22'03 x 11'11 (6.78m x 3.63m)**  
Ceiling with inset spotlights. Engineered hardwood flooring. Double glazed French doors opening out onto front seating area. Modern upright wall mounted radiator. Under stairs storage cupboard. Stairs to first floor. Door into under stairs storage cupboard. Open Plan into:

**Kitchen/Breakfast/Sitting Area 16'11 x 13'01 (5.16m x 3.99m)**  
Ceiling with inset spotlights. Two sets of double glazed patio doors opening onto side and rear seating area's. Engineered hardwood flooring. Open Plan into:

**Kitchen 14'06 x 12'00 (4.42m x 3.66m)**

Ceiling with inset spotlights. Fitted with a range of wall and base units with granite work surfaces over. Built in four ring electric hob with extractor hood over. Integrated eye level microwave. Integrated eye level double oven. Integrated fridge/ freezer and dishwasher. Stainless steel double sink with mixer tap. UPVC double glazed window to rear. Engineered hardwood flooring. Modern upright wall mounted radiator. Door into:

**Utility Room 6'09 x 6'02 (2.06m x 1.88m)**  
Base units with work surface over. Stainless steel sink and drainer with mixer tap. Radiator. Wall mounted gas combination boiler. Plumbing for washing machine. Tiled flooring. UPVC double glazed door to rear. Door into:

**Shower Room**  
Ceiling with inset spotlights. Fitted with a three piece suite comprising: WC. Wash hand basin set in vanity unit. Fully tiled walk in shower cubicle with mains shower over. UPVC double glazed frosted glass window to side. Modern upright wall mounted radiator. Tiled flooring.

**Dining Room/fourth Bedroom 17'07 x 11'00 (5.36m x 3.35m)**  
Ceiling with inset spotlights. Engineered hardwood flooring. UPVC double glazed french doors to front. Modern upright wall mounted radiator.

**Stairs to First Floor**

**Landing**  
Ceiling with inset spotlights. Hardwood flooring. Modern upright wall mounted radiator. Rooms off:

**Bedroom One 13'05 x 11'02 (4.09m x 3.40m)**  
Ceiling with inset spotlights. UPVC double glazed window to front. Modern upright wall mounted radiator. Built in walk in wardrobe with eaves storage. Door into:

**En-suite 7'05 x 5'09 (2.26m x 1.75m)**  
Ceiling with inset spotlights. Fitted with a three-piece suite comprising: WC. Wash hand basin set in vanity unit wall tiled to splash back. Shower cubicle with mains shower over. Tiled flooring. Modern chrome wall mounted mains radiator. 'Velux' window to rear.

**Bedroom Two 14'08 x 10'09 (4.47m x 3.28m)**  
Ceiling with inset spotlights. UPVC double glazed French doors with 'Juliette' balcony offering countryside views to front. Hardwood flooring. Modern upright wall mounted radiator.

**Bedroom Three 14'03 x 10'00 (4.34m x 3.05m)**  
Ceiling with inset spotlights. UPVC double glazed french doors to side with 'Juliette' balcony offering countryside views. UPVC double glazed window to front offering countryside views. Modern wall mounted upright radiator. Door into:

**En-suite**  
Ceiling with inset spotlights. Fitted with a three piece suite comprising: Bath with mixer tap wall tiled to splash back. WC. Wash hand basin set in vanity unit wall tiled to splash back.' 'Velux' window to rear. Modern chrome wall mounted radiator. Tiled flooring.

**Bathroom**  
Fitted with a three piece suite comprising: Bath. Wash hand basin and WC. Modern Chrome wall mounted radiator. 'Velux' window. Tiled flooring

**External**

**Front**  
Paved driveway with parking for approximately two vehicles. Gravelled area. Side access to rear.

**Rear**  
Private patio garden with seating area's with flowered boards.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** B

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

