



La Roche 106a Bishopston Road, Bishopston, Swansea, SA3 3EW  
£699,950

We offer for sale this detached family home on the edge of the Gower peninsula, situated a short walk from Brandy Cove, where you can join the delightful National Trust coastal walk to Pwll Du and Caswell Bay. It lies within the highly desirable Bishopston school catchment area and close to local facilities, shops and post office . The accommodation briefly comprises: Entrance hallway, cloakroom, kitchen open plan into breakfast area, office, utility room, dining room, lounge, downstairs shower room, indoor swimming pool with gym area and sauna room. To the first floor are four double bedrooms with the master bedroom benefitting from an en suite shower room and a family bathroom. Externally the property has driveway parking for several cars, double garage, to the rear are gardens laid to lawn with various patio areas. Viewing is highly recommended to appreciate the home and location.

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**Entrance**  
UPVC double glazed door into:

**Hallway**  
Radiator. Stairs to first floor. Door into:

**Lounge 23'05 x 12'05 (7.14m x 3.78m)**  
UPVC double glazed window to front. Exposed beams on ceiling. Electric fire with feature fire place. Two radiators. UPVC double glazed sliding door into Pool Room/Gym.

**Dining Room 10'04 x 12'03 (3.15m x 3.73m)**  
UPVC double glazed window to rear. Radiator.

**Kitchen 12'09 x 8'10 (3.89m x 2.69m)**  
UPVC double glazed window to rear. Skimmed ceiling with inset spotlights. Fitted with a range a wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Built in electric cooker with a built in

five ring gas hob with extractor fan over.

**Sitting Room 17'02 x 7'05 (5.23m x 2.26m)**  
UPVC double glazed patio doors opening onto the garden. Radiator. Tiled flooring.

**Office/Study 5'09 x 5'04 (1.75m x 1.63m)**  
Laminate flooring.

**Utility Room 10'05 x 8'10 (3.18m x 2.69m)**  
UPVC double glazed window to side. Skimmed ceiling with inset spotlights. Loft access hatch. Fitted with a range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Integrated washing machine. Integrated tumble dryer. Storage cupboard housing water tank. Floor mounted gas boiler. Tiled flooring.

**Storage Room 7'00 x 12'03 (2.13m x 3.73m)**  
UPVC double glazed stable door to side. Tiled flooring. Door into Garage.

**Pool Room/Gym 33'00 x 28'00 Max (10.06m x 8.53m Max)**  
UPVC double glazed sliding doors onto garden. UPVC double glazed patio doors to side. Three 'Velux' windows. Two radiators. Tiled flooring. Heated Swimming Pool.

**Shower Room 9'03 x 3'09 (2.82m x 1.14m)**  
UPVC double glazed window to side. Tiled flooring. Fitted with a three piece suite comprising: wash hand basin. WC and enclosed shower cubicle.

**Sauna 4'09 x 4'00 (1.45m x 1.22m)**

**First Floor**

**Landing**  
Loft access hatch.

**Master Bedroom 14'01 x 12'05 (4.29m x 3.78m)**  
UPVC double glazed window to front. Radiator. Built in wardrobes. Door into:

**En-Suite**  
UPVC double glazed window to front. Skimmed ceiling with inset spotlights. Fitted with a three piece suite comprising: wash hand basin. Double shower enclosure and WC. Heated towel rail. Tiled flooring.

**Bedroom Two 11'01 x 10'10 (3.38m x 3.30m)**  
UPVC double glazed window to front. Radiator.

**Bedroom Three 8'11 x 12'04 (2.72m x 3.76m)**  
UPVC double glazed window to rear. Radiator.

**Bedroom Four 11'10 x 10'2 (3.61m x 3.10m)**  
UPVC double glazed window to rear. Built in wardrobes.

**Bathroom 7'00 x 9'02 (2.13m x 2.79m)**  
UPVC double glazed window to rear. Skimmed ceiling with inset spotlights. Fitted with a three piece suite comprising: bath. Television. Wash hand basin. Shower cubicle with overhead shower and WC. Heated towel rail. Tiled flooring. Tiled walls.

**External**

**Double Garage 18'05 max 18'08 (5.61m max 5.69m)**  
Up and over door. UPVC double glazed window to side. Loft access hatch. Electric and light connected. Tap.

**Front**  
Gated entrance. Paved driveway providing parking for several vehicles.

**Rear**  
Lawned area. Patio areas.

**TENURE:** Freehold

**COUNCIL TAX:** H

**EPC RATING:** D

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

