



1 Pyle Road, Bishopston, SA3 3HH
Offers In The Region Of £625,000

An opportunity to purchase a three bedroom, detached home, benefitting from a first floor, one bedroom self contained annex. Situated within approx 0.41 acres of grounds. Located in Bishopston, within walking distance from the beaches of Caswell & Pwll-Ddu, also lying within the highly regarded Bishopston comprehensive school catchment areas. The accommodation briefly comprises, Hallway, shower room, dining room open to lounge, kitchen, family room. To the first floor, three double bedrooms and a family bathroom. First floor annex, open plan kitchen and living room, shower room, bedroom. Externally to the front, laid to lawn gardens surrounded with mature plants and shrubbery, driveway and garage. To the side and rear further gardens and pockets of seating areas which ideally connect to the living space. Viewing is recommended to appreciate the size and potential on offer.

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- Entrance**
UPVC door into:
- Porch**
Windows to side and front. Tiled flooring. Door leading into main house and door leading into Annex
- Hallway**
Stairs to first floor. Doors to all rooms.
- Shower Room**
Frosted glass window to front. Fitted with a three piece suite comprising: Low-level WC. Vanity wash hand basin. Shower cubicle.
- Dining Area 13'06 x 13'01 (4.11m x 3.99m)**

- Window to rear. Door to rear. Under stairs storage cupboard. Opening into:
- Lounge 21'08 x 13'02 (6.60m x 4.01m)**
Window to front. Patio doors leading out onto decked area. Feature fireplace.
- Kitchen 12'11 x 9'10 (3.94m x 3.00m)**
Window to rear. Fitted with a range of wall and base units with work surfaces over. Part tiled walls. Tiled flooring. Spaces for fridge freezer and dishwasher. Storage area housing boiler.
- Family Room 16'09 x 11'07 (5.11m x 3.53m)**
Window to side. Hardwood flooring. Door leading into storage porch.
- First Floor**
- Landing**

- Window to rear. Attic access hatch. Built in storage cupboards.
- Bathroom**
Frosted glass window to rear. Fitted with a three piece suite comprising: Corner bath. Low level WC. Pedestal wash hand basin. Storage cupboard. Part tiled walls. Radiator.
- Bedroom One 18'08 x 11'01 (5.69m x 3.38m)**
Two windows to front. Door to front. Wash hand basin set in storage unit. Warm air heating system.
- Bedroom Two 18'08 x 11'04 (5.69m x 3.45m)**
Window to front. Warm air heating system.
- Bedroom Three 16'11 x 10'09 (5.16m x 3.28m)**
Window to rear. Fitted storage. Warm air heating system.



- Annex First Floor**
- Kitchen 9'02 x 8'01 (2.79m x 2.46m)**
Window to side. Fitted with a range of wall and base units with work surface over. Stainless steel sink with mixer tap. Spaces for fridge freezer, washing machine and tumble dryer. Hardwood flooring.
- Lounge 15'02 x 11'11 max (4.62m x 3.63m max)**
Windows to front and side. Hardwood flooring.
- Shower Room**
Frosted glass window to rear. Fitted with a three piece suite comprising: Shower cubicle with electric shower within. Wash hand basin set in vanity unit. Low level WC. Wood effect vinyl flooring.
- Bedroom 11'11 x 10'06 (3.63m x 3.20m)**
Window to side. Door into storage cupboard.
- External**
- Front**
The property is set in approximately 0.41 acres of ground. To the front there is a lawn with mature shrubs and trees. Driveway with parking for several vehicles.
- Rear**
Lawned gardens with seating areas bordered with mature plants and shrubbery.
- TENURE:** Freehold
- COUNCIL TAX:** H
- EPC RATING:** HOUSE D
ANNEX C
- VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301