



SMITHS



1 Church Lane, Swansea, SA3 3JT Offers Over £400,000

DETACHED THREE BEDROOM BUNGALOW offering a flexible and well-proportioned layout - NO CHAIN. Arranged over two levels, the KITCHEN DINER forms the practical hub of the home, opening through to the LIVING ROOM & DINING ROOM, creating an easy sense of connection for everyday life and entertaining. The generously sized reception rooms are versatile enough to accommodate larger gatherings, yet equally inviting for cosy, relaxed family living. The accommodation also includes a ground-floor bedroom and bathroom, ideal for guests, multigenerational living, or single-level convenience. Upstairs provides two further bedrooms and a second bathroom. Filled with natural light, the layout adapts easily to changing needs, offering comfort, practicality and long-term versatility.

Set against a beautiful rural backdrop in sought-after Bishopston, the property enjoys a peaceful setting with open countryside views to the front. The garden is full of seasonal colour, with lawns framed by daffodils & planting that attracts a wealth of birdlife, creating a sense of tranquility. To the rear, a patio and enclosed walled garden provide a sheltered space for relaxing or dining outdoors, while a single garage adds practical storage and parking. Located in the heart of Bishopston on the edge of the Gower Peninsula, the area is renowned for its strong community spirit, highly regarded schools including Bishopston Comprehensive School and local amenities. Village life centres around independent shops, cafes and sports & community groups. With the spectacular coastline of the Gower Peninsula and beaches such as Three Cliffs and Langland Bay within easy reach, the location offers a lifestyle that blends village charm, outdoor adventure and coastal living. Call to view now!

www.smithshomes.com

Porch

5'8" x 4'10" (1.74 x 1.48)

Entrance porch with carpet and part glazed wood front door.

Dining Room

19'9" x 12'11" (6.04 x 3.95)

Expansive dining room with space for an eight-seater table, comprising fitted carpet, radiator, gas fireplace and dual aspect pvcu windows with idyllic rural views.

Living Room

13'8" x 12'11" (4.17 x 3.95)

A light-filled living room with fitted carpet, radiator, electric fireplace & pvcu windows featuring ever changing panoramic rural views. Part of an open-plan ground floor layout with an arch to the dining room.

Kitchen Diner

15'0" x 11'6" (4.59 x 3.51)

This farmhouse-style kitchen blends style and practicality. Wall and base units with ample worktop space make cooking and storage effortless, while a composite sink beneath dual-aspect pvcu windows bring in natural light and garden views. A centrally placed dining table makes the space perfect for family meals or entertaining friends and an open arch to the adjoining utility area keeps the layout flowing and functional.

Utility Space

7'6" x 3'9" (2.31 x 1.15)

Useful utility area, with tiled flooring, pvcu windows and external door to the rear courtyard. Open arch to the kitchen.

Internal Hallway

7'11" x 3'4" (2.43 x 1.02)

Internal hallway connecting the kitchen to the living area and the ground floor bathroom & bedroom.

Bedroom One

11'5" x 9'11" (3.50 x 3.04)

Double bedroom with fitted carpet, radiator and pvcu windows to the rear aspect. Offers versatility, ideal for single-level living, a home office, multi-generational arrangements or even as a guest room.

Bathroom One

8'0" x 7'7" (2.44 x 2.32)

Spacious ground floor bathroom, with dual pvcu windows, radiator, easy access double shower, sink & wc.

Landing

1st floor landing area, with walk in cupboard (2.64x1.29) and access to bathroom two, bedroom two & bedroom three.

Bedroom Two

13'5" x 13'3" (4.09 x 4.06)

Second generous double bedroom and one of two located on the first floor, comprising fitted carpet, radiator and pvcu windows with rural views.

Bathroom Two

7'5" x 6'0" (2.28 x 1.83)

Second fully tiled bathroom conveniently positioned on the first floor. Fully tiled, with pvcu windows, heated towel rail, shower, sink & wc, eaves Storage.

Bedroom Three

16'3" x 13'8" (4.97 x 4.17)

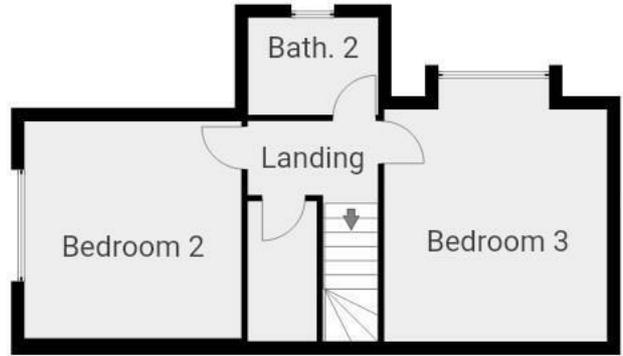
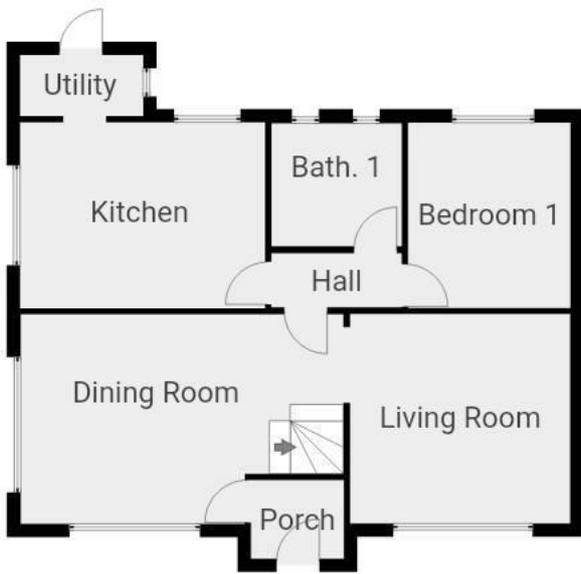
Third sizable bedroom with fitted carpet, radiator, pvcu windows with rural views and two eaves storage cupboards.

External & Location

Externally, the home is approached via a set of steps leading to a decked front entrance, framed by a neat lawn and a low-level stone wall. A pathway extends from the driveway and garage to a generous patio area at the side & rear, bordered by a tall stone wall, enriched with mature planting, vibrant daffodils and a lively mix of birds and insects. From the front, the property enjoys stunning countryside views, providing a serene and picturesque setting.

Located on the edge of Bishopston village in the heart of the Gower Peninsula, this home occupies a highly sought-after spot within a welcoming, family-focused community. The village offers a range of local amenities, from shops and cafes to recreational facilities, while South Gower Rugby Club provides both sporting opportunities and a strong social hub, supporting active community life. Families benefit from excellent schooling, including Bishopston Comprehensive, while the surrounding area is renowned for its stunning beaches, scenic countryside walks and outdoor leisure activities, making this location ideal for a balanced lifestyle that combines village charm with the best of South Gower living.

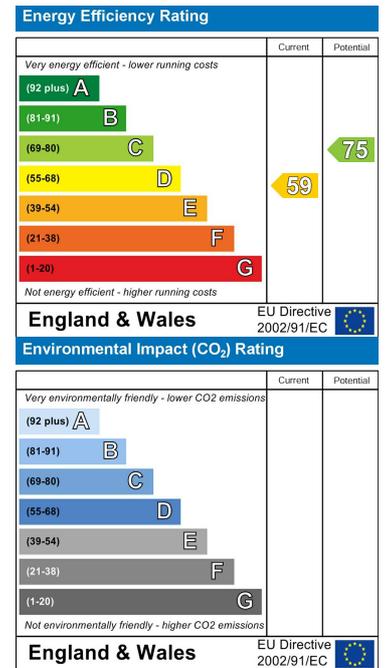
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
 T: 01792 465822 E: info@smithslettings.com

