



hrt

herbert r thomas

hrt.uk.com

32 Birchgrove Road
Birchgrove,
Swansea,
SA7 9JR

Asking price **O.I.R.O £700,000**

A beautiful and substantial five-bedroom detached property, set within just under an acre of landscaped grounds, offering privacy, versatility, and an impressive sense of space. This exceptional home boasts extensive parking for up to 32 vehicles, secure gated access, and a blend of elegant interiors and practical family living.

Just under one acre of private, landscaped grounds offering exceptional outdoor space

Electric gated entrance leading to an impressive driveway with parking for up to 32 vehicles

Five spacious bedrooms

Two reception rooms, both with feature fireplaces and generous proportions

Separate utility room and modern downstairs shower room for convenience

Converted garage offering flexible use — ideal for a home gym, cinema, or guest suite

Extensive rear garden featuring tiered patio areas, lawn, summerhouse, and powered outbuildings

Sought-after location with excellent access to the M4 corridor, local schools, shops, and amenities





Location Ideally situated within easy reach of the M4 corridor, this property provides excellent commuter access to Cardiff, Swansea, and beyond. Local amenities, shops, and schools are all close by, making this the perfect location for families and professionals alike.

Exterior & Grounds

The property is approached via electric gates that open onto a long sweeping driveway, offering parking for numerous vehicles and access to the front lawned garden. The grounds extend to just under an acre, providing ample outdoor space for both entertaining and relaxation.

To the rear, the landscaped garden features tiered areas, ideal for outdoor entertainment, leading up to a large open lawned section with a summerhouse and shed—both with electricity. At the top of the garden, a chipped area provides additional leisure space, while a separate storage building with power offers an ideal place for tools or garden equipment.

Ground Floor

The property is entered via a UPVC front door into a spacious and welcoming hallway, featuring an oak staircase and galleried landing that creates an immediate sense of light. From here, there is access to two generous reception rooms and the kitchen/diner.

Reception Room One

A large dual-aspect living and dining room with UPVC double-glazed bay window overlooking the rear garden and an additional window to the front. The room is centred around a gas fireplace with decorative surround and benefits from two double radiators and plush fitted carpet.

Reception Room Two

A cosy yet well-proportioned second reception room, also located to the front, featuring a gas fireplace, UPVC double-glazed window, and double radiator—ideal as a snug, formal lounge, or playroom.

Kitchen / Diner Located at the rear of the property, the oak-fitted kitchen offers a range of matching base and wall units with integrated gas hob, electric oven, and dishwasher. A stainless steel sink and drainer overlooks the rear garden, while French doors open directly to the patio, creating a seamless indoor-outdoor flow. A breakfast bar and space for a dining table make this room the heart of the home.

Utility Room

Accessible from the kitchen, the utility room provides further matching units and space for freestanding appliances including a washing machine and tumble dryer.

The gas combination boiler is housed here, along with a stainless steel sink and drainer and two UPVC double-glazed windows.

A door from the utility room leads to a downstairs shower room, fitted with a walk-in shower, WC, hand basin with storage, and a frosted UPVC window.

From here, there is also access to a side hallway offering entry to the rear garden, driveway, and converted garage. **Converted Garage - Family room** A versatile and well-finished space suitable for use as a home gym, cinema room, guest accommodation, or home office. This room includes two UPVC double-glazed windows to the front, allowing for excellent natural light.

First Floor

A stunning galleried landing with balcony effect overlooks the hallway below and provides access to all five bedrooms and the family bathroom. The landing benefits from a front-facing UPVC window and a double radiator.

Bedroom One

A spacious rear-facing double bedroom with floor-to-ceiling fitted wardrobes and an en-suite dressing area comprising a hand basin, WC, and dressing space.

Bedroom Two

A front-facing double bedroom with fitted wardrobes, UPVC window, and double radiator.

Bedroom Three

Another generous double bedroom, also located to the front, featuring built-in wardrobes, UPVC window, and radiator.

Bedroom Four

A bright and airy double room with built-in mirrored wardrobe, Velux window, side UPVC window, and a radiator.

Bedroom Five

Currently utilised as a home office, overlooking the rear garden through a UPVC double-glazed window with radiator beneath.

Family Bathroom

A spacious four-piece suite comprising corner bath, separate shower cubicle, WC, and hand basin with storage. The bathroom benefits from three frosted UPVC windows, allowing ample light, and one radiator.

Summary

This impressive five-bedroom family home offers extensive living space, beautiful grounds, and outstanding parking capacity, all within a desirable and convenient location. With its blend of elegant interiors and practical amenities—including a converted garage and landscaped garden with powered outbuildings—this property provides an exceptional opportunity for those seeking a statement home with space to grow.



Directions

For Satnav users SA7 9JR

Tenure

Freehold

Services

All main services.

Council Tax Band G

EPC Rating D

DynamicPDF Reader v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

Property type Bellway Road Bellway SWANSEA SA7 9JR	Energy rating D	Valid until: 3 December 2035
Property type Detached house		Certificate number: 3735-5429-1599-8588-6296

Rules on letting this property

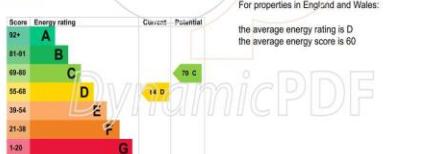
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

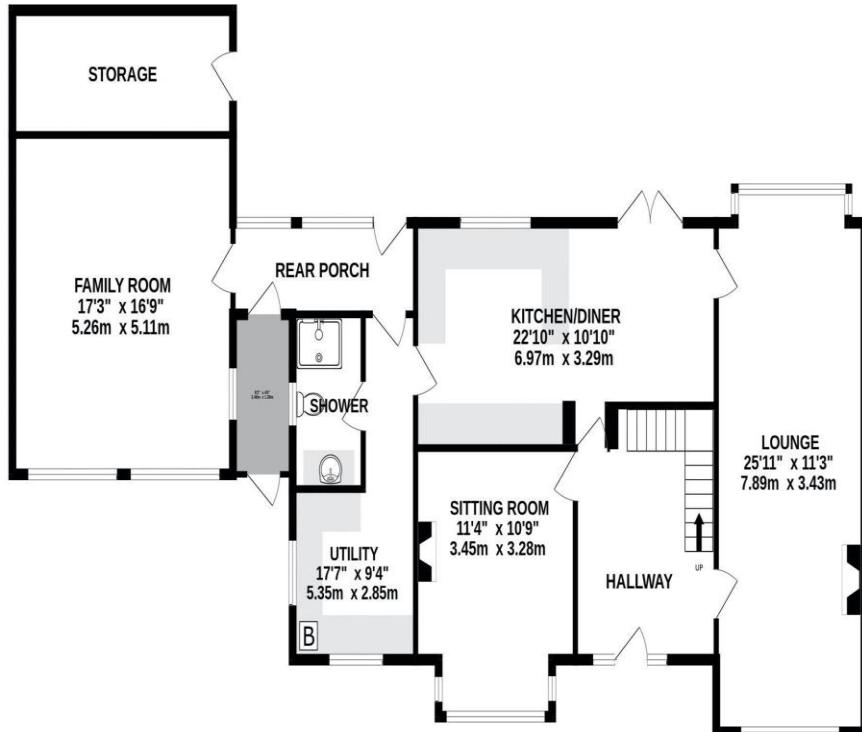
hrt Est. 1926

 RICS

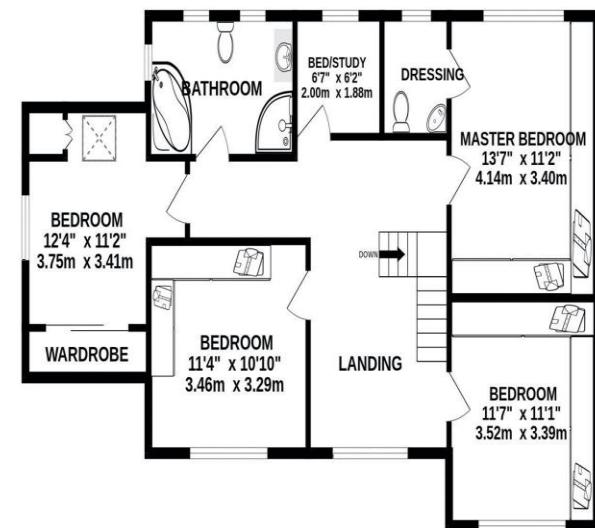
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1448 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 2374 sq.ft. (220.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

