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45 Bronwydd

Birchgrove,

Swansea,

SA7 9QJ

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Asking price O.I.E.O £180,000

Positioned at the head of a quiet residential cul-de-sac in the sought-after area of Birchgrove, is this immaculately presented two/three bedroom end-of-terrace home offering versatile accommodation and stylish modern living.

An immaculately presented home positioned on a generous corner plot.

Quiet cul-de-sac location within highly sought-after Birchgrove, Swansea.

Large rear and side ground floor extension.

Stylish open-plan kitchen/dining/living area.

Separate lounge with solid oak flooring and bespoke glazed staircase.

Flexible layout offering 2–3 double bedrooms, ideal for varying lifestyles.

Modern UPVC double glazing and gas combination boiler.

Well-maintained tiered garden with raised deck and lawned section.

Ample driveway parking for several vehicles and convenient access to the M4.





Available to purchase with no ongoing chain, the property occupies a generous corner plot and benefits from a substantial ground floor rear and side extension—making it an ideal choice for first-time buyers or those wishing to downsize without compromising on space.

Upon entering, a welcoming entrance porch provides a useful cloaks storage cupboard and houses the modern gas combination boiler. The light and spacious lounge features solid oak flooring and a bespoke fitted staircase with contemporary glazed balustrades, creating an immediate sense of quality and craftsmanship.

A standout feature of the home is the impressive open-plan kitchen/dining/living area, designed to maximise natural light and sociability. The kitchen is fitted with a matching range of contemporary base and wall units, a composite sink, integrated gas oven and hob with a modern extractor hood, and durable ceramic tiled flooring that continues through to the inner hallway, cloakroom/WC, and separate utility room. The rear extension is enhanced further by Velux-style windows, flooding the space with daylight and providing a bright, inviting atmosphere.

The flexible layout offers two first-floor double bedrooms sharing the use of a modern fitted shower room, along with the option of a third double bedroom on the ground floor, ideal for guests, multi-generational living, or a spacious home office.

Externally, the property boasts a well-maintained, private tiered garden with a raised wooden decked area, along with a lawned section. The generous plot

also provides driveway parking for several vehicles, adding to its excellent practicality.

Conveniently located less than a five-minute drive from the M4 motorway, this beautifully maintained home offers the perfect balance of peaceful residential living with easy access to local amenities, schools, and transport links.





Directions

For Satnav users SA7 9QJ

Tenure

Freehold

Services

All main services and metred.

Council Tax Band B

EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

40 Brwynydd Brynghwst SAVANNA SA7 9QJ	Energy rating C	Valid until: 28 September 2035 Certificate number: 4005-2112-0001-3100-1963
Property type	End-terrace house	
Total floor area	103 square metres	

Rules on letting this property

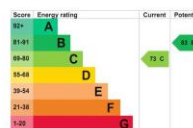
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/letting-property-guidance-for-landlords) (<https://www.gov.uk/guidance/letting-property-guidance-for-landlords>)

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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.



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