

hrt
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30 Heol Brithdir
Birchgrove

Swansea

SA7 9NW

hrt.uk.com



30 Heol Brithdir

Asking price **£260,000**

Positioned within a sought after residential development within the popular and desirable area of Birchgrove, is this immaculately presented three bedroom detached family home.

An attractive three bedroom detached family home

Available for sale with no ongoing chain

Recently refurbished throughout with bespoke fitted kitchen

Situated within a quiet residential area

Within walking distance to local village amenities

Convenient commuter access to the M4 in less than a two minute drive

Southerly facing enclosed rear garden with scope of extension (subject to planning approval)

Driveway off road parking and detached single garage

Viewing is highly recommended





Nestled within a well regarded residential development in the popular village of Birchgrove, is this immaculately presented three bedroom detached family home. The property has recently been decoratively updated internally and is available to purchase with vacant possession and with no ongoing chain.

The property is entered via a white UPVC and stained glass panel door into the entrance hallway, with grey wood effect laminated flooring, stairs rising to the first floor accommodation and doorways leading to the cloakroom and living room.

The cloakroom has a continuation of the same flooring as the hallway and has an obscure UPVC double glazed window to the front. It has been fitted with a white two piece suite comprising; low level WC and pedestal wash hand basin.

The bright and spacious lounge has a newly fitted carpet laid to floor. There is a large window to the front and two doorways at the rear of the room, one leading to a useful understairs storage cupboard and the other leads into the kitchen/diner.

The kitchen/diner has recently been upgraded to now feature a bespoke range of contemporary fitted base and wall mounted units, with a marble effect laminated work surface over. The kitchen offers a white composite sink unit positioned under a UPVC window to the rear, an integrated electric oven with a four burner gas hob above, a glass and marble splashback above the work surfaces, has space for one appliance and there is room for a tall fridge/freezer. The flooring is laid to the same wood effect laminate as the hallway and a set of UPVC glazed patio doors provide light, views and access into the garden.

The stairs, first floor landing area and all three bedrooms have had newly fitted carpet laid. The landing area provides access to all three bedrooms, the family bathroom and the airing cupboard.

Bedroom one is located to the front of the property and is a large double bedroom with two UPVC double glazed windows to the front and features built in wardrobes and a generous sized storage cupboard.

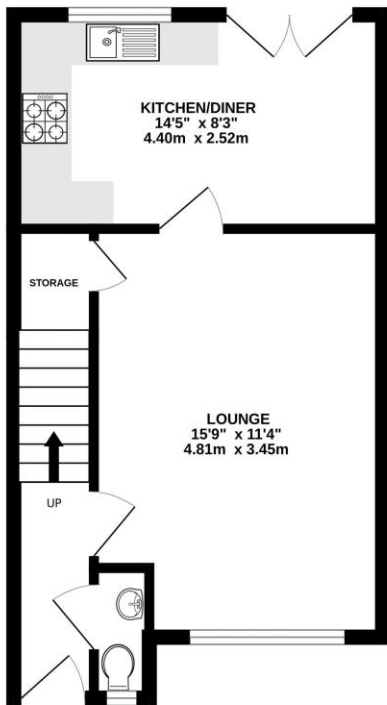
Bedroom two is a comfortable sized double bedroom with a UPVC double glazed window to the rear.

Bedroom three is a well proportioned single bedroom with a UPVC double glazed window to the rear.

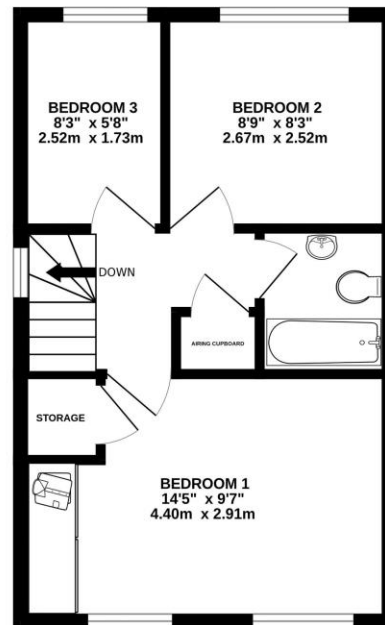
The family bathroom has been fitted with a white three piece suite comprising; panel bath with over bath shower and glazed shower screen, low level WC and a pedestal wash hand basin. There is tiling to all wet areas, a UPVC obscure glazed window to the side and laminate wood flooring.

Outside to the front of the property there is a lawned garden area with a driveway running alongside the property providing off road parking for three vehicles ahead of the detached garage. The garage has a traditional up and over garage door to the front and benefits from power supply. At the rear of the driveway, a tall wooden gate provides access into the southerly facing enclosed rear garden. The garden has been landscaped and offers three main areas to enjoy to include, a level raised wooden decked area, a large lawned area and a level area laid to ornate slate stone chippings. The garden further features an outside water tap and power supply

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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.

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Directions

SAT NAV USERS SA7 9NW

Tenure

Freehold

Services

All Mains Services
Council Tax Band C
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

Energy rating	C	10th Feb 2025
Property type	Detached house	73 square metres

Rules on letting this property

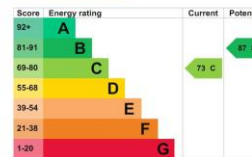
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and penalties](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/energy_rating_guidance_for_private_landlords.pdf) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/energy_rating_guidance_for_private_landlords.pdf

Energy rating and score

This property's current 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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

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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.

