

**ESTAS**  
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**BEST IN POSTCODE  
WINNER 2025**

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**84 Birchgrove Road, Birchgrove, Swansea, City And County of Swansea. SA7 9JS**



**PETER MORGAN**

**£425,000**

### **Main Features**

- Traditional Detached Property
- Original Features Throughout
- Three Bedrooms & Lounge Diner
- EPC - TBC / Council Tax Band - E
- Ample Off Road Parking & Double Garage
- Kitchen Diner & Separate Utility Room
- Garden With Purpose Built Out-house
- Convenient Location
- Easy Access To The M4 Corridor
- Need A Mortgage? We Can Help!

### **General Information**

This inviting traditional detached house features three bedrooms and a lounge diner, making it perfect for families or those who appreciate spacious living. The exterior showcases original features throughout, highlighting its classic charm.

Ample off-road parking is available, complemented by a double garage for additional storage or vehicle space. The property encompasses a garden that includes a purpose-built out-house, providing versatile options for use. The outdoor environment is well-presented, creating an enjoyable space for gardening or relaxation.

The kitchen diner is designed for practicality and convenience, ideal for family meals or gatherings. In addition, a separate utility room enhances functionality, making household tasks more manageable. The layout promotes a flow that is well-suited for day-to-day living.

Situated in a convenient location, the property allows for easy access to the M4 corridor. Nearby amenities include various fitness facilities, a playground for children, and establishments for dining and coffee. These features make the area not only accessible but also conducive to a balanced lifestyle, enhancing daily convenience and leisure activities.

### **GROUND FLOOR**

#### **Porch**

Tiled flooring, stained glass window and wooden door to;

#### **Entrance Hallway**

Original parquet flooring, carpet runner, radiator with radiator cover, under stairs storage and stairs to first floor,  
Doors to;

#### **Lounge**

uPVC double glazed Bay window to front aspect, parquet flooring, radiator and feature fireplace with gas fire.

Double doors to;

#### **Conservatory**

Radiator, wall and base units with work tops over, cushion flooring and uPVC French doors to access the rear garden.

Door to;

#### **Utility Room**

Work tops over, stainless steel sink with mixer tap and plumbing in place for washing machine, tumble dryer and space for freestanding fridge freezer.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with tap. uPVC window to side and rear aspect, gas cooker with gas hob, radiator and tiled flooring.

### **FIRST FLOOR**

#### **Landing**

Window to side aspect, carpeted flooring and access to loft above.

Door to;

### Bedroom Three

uPVC window to front aspect, laminate flooring and radiator.

### Master Bedroom

Bay window to front aspect, carpeted flooring, radiator and fitted wardrobes.

### Bedroom Two

uPVC window to rear aspect. carpeted flooring and radiator.

### EXTERNALLY

### Gardens

Gated front garden laid to lawn with driveway providing ample off road parking and access to double garage.

Enclosed rear garden having a variety of matured shrubbery, patio areas, laid to lawn areas and outdoor building currently used as a bar.

### Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### Viewings

Strictly By Appointment Only

### Utilities

**Current council tax banding**

E

**Current heating type**

Gas

**Tenure (To be confirmed)**

Freehold













Approx Gross Internal Area  
127 sq m / 1369 sq ft



Ground Floor  
Approx 74 sq m / 794 sq ft



First Floor  
Approx 52 sq m / 555 sq ft



Outbuilding  
Approx 2 sq m / 20 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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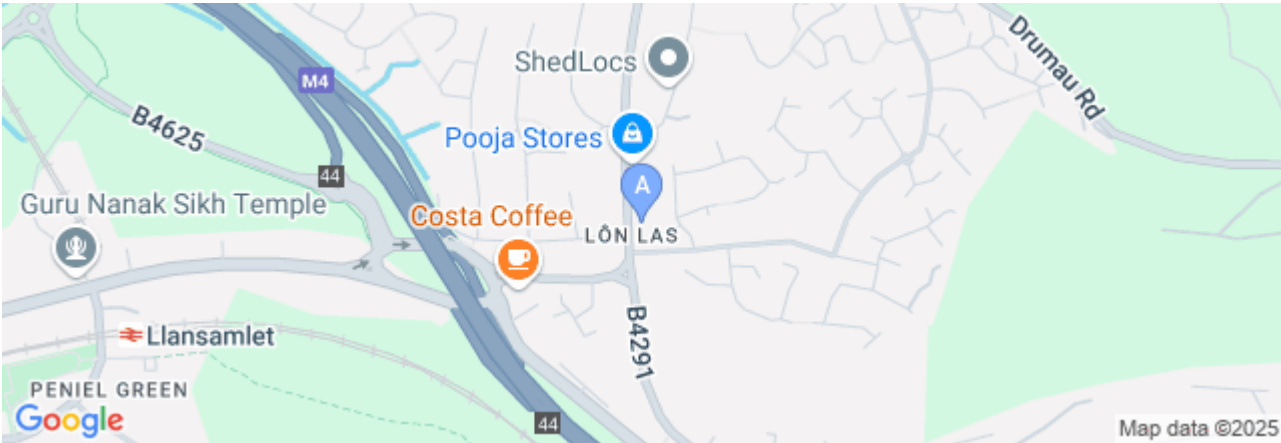
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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