



Birchgrove Road, offers over £180,000

- Three double bedrooms with ensuite to Master
- Conservatory
- Parking to the rear
- Council Tax B
- Close to M4 Motorway links
- EPC Rating: Awaited



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About the property

Introducing a spacious three-bedroom mid-terraced property nestled on Birchgrove Road in Birchgrove, Swansea. This charming residence boasts easy access to the M4 motorway, ideal for commuters and is also within close proximity to local schools and shops.

Step inside to discover a welcoming ambiance, highlighted by original ceiling beams adorning the large lounge area. The expansive kitchen/diner, complete with a rear conservatory, provides ample space for culinary delights and gatherings. Upstairs, three double bedrooms await, including a main master bedroom with an ensuite toilet and built-in wardrobe for added convenience. A generous four-piece family bathroom ensures comfort for all occupants. Outside, a sprawling garden offers serene views of the neighbouring countryside, while a rear parking area provides ample space for multiple vehicles.

Don't miss the opportunity to make this your new home, where comfort and convenience await. This property also benefits from no ongoing chain.† distance from the M4 Motorway links.

Accommodation

Lounge - 22' 2" x 13' 4" (6.76m x 4.06m)

Enter via a UPVC double glazed door to the front of the property and 2 x UPVC double glazed windows to the front of the property. Fitted with laminate flooring, carpeted staircase to the first floor. Electric feature fireplace with alcove storage either side, original ceiling beams, radiator and opening through to the kitchen/diner.

Kitchen/Diner - 14' 3" x 18' (4.34m x 5.49m)

UPVC double glaze window to the rear. UPVC double glaze sliding door to the rear opening onto the conservatory area. Tiled flooring. Range of matching wall, tall and base units with laminate worktops over. Stainless steel sink with mixer taps and part tiled walls. Built-in eye level double oven with separate gas hob and stainless steel cooker hood. Integrated washing machine, radiator and space for a family dining table.

Conservatory - 8' 2" x 14' 7" (2.49m x 4.45m)

Continuation of the tiled flooring from the kitchen diner. UPVC double glazed floor to ceiling panels with glazed roof and



UPVC double glazed French doors to the rear opening onto the garden and patio areas.

First Floor

Landing

Continuing from the staircase the carpeted landing provides access to all three bedrooms plus the family bathroom.

Bedroom One - 10' 4" x 11' 1" (3.15m x 3.38m)

UPVC double glazed window to the rear of the property, fitted carpets and radiator. Door to walking in wardrobe and to the separate en-suite toilet.

En-Suite

Wash hand basin with mixer taps, part tiled walls and WC.

Bedroom Two - 11' 3" x 10' 1" (3.43m x 3.07m)

UPVC double glazed window to the front of the property, fitted carpets and radiator.

Bedroom Three - 13' 2" x 9' 4" (4.01m x 2.84m)

UPVC double glazed window to the front of the property, fitted carpets and radiator.

Bathroom

UPVC double glazed obscured glass window to the rear of the property, Tiled walls and flooring. Panelled bath with bath mixer taps and hand shower attachment. Built in vanity storage housing both the WC and the wash hand basin which is complete with mixer taps. Built in separate shower cubicle with wall mounted shower, spotlight and glass door. Radiator.

Externally

The property benefits from a generous sized gradual tiered garden to the rear with a large patio area leading directly from the rear of the property which offers the option of outside dining or somewhere to simply sit and enjoy the views to the rear. The garden then continues to 2 further tiers both of which are laid to lawn with a garden path to the middle which provides access to the off-road parking area which is shared with next door and offers parking for several vehicles.

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Floorplan



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