



£280,000
freehold

**Ffordd Watkins,
Birchgrove SA7 0HP**

- EPC Rating: C
- 4 Double Bedrooms
- Modern Throughout
- Garage And Drive Way
- Sought After Location





About The Property

An immaculately presented 4 double bedroom detached 3 story house offered for sale with no ongoing chain. Situated on a very popular estate and sought after for its convenience to the M4 corridor, local schools, shops and transport links. The accommodation briefly comprises; entrance hall, lounge, kitchen/ diner, utility room and bathroom to the ground floor, to the first floor there are 2 double bedrooms one with en-suite and a family bathroom and to the second floor there are a further 2 double bedrooms. To the outside there is an enclosed front and rear garden. This ideal family home further benefits gas central heating, a drive way creating off road parking and a garage. Viewing is highly recommended to appreciate the space and modern specification throughout. Please call Peter Alan Morrison on 01792 798201 to arrange a viewing or book 24/7 on our website.

Accommodation

Ground Floor Entrance Hall

door to enter, upvc double glazed window to front, tile flooring, stair case with fitted carpet leading to the first floor, door to kitchen/ diner, door to toilet and door to;

Lounge

16' 3" x 9' 10" (4.95m x 3.00m)

upvc double glazed window to front, upvc double glazed double doors to rear and laminate flooring.

Kitchen/ Diner

16' 11" max x 11' 8" max (5.16m max x 3.56m max)

upvc double glazed bay window to side, upvc double glazed window to front, upvc double glazed double doors to rear, tile flooring, fitted with a matching range of base and eye units with work top over, integrated double oven, hob and hood, integrated microwave, integrated fridge freezer, integrated dish washer and opening to;

Utility Room

6' 5" x 4' 2" (1.96m x 1.27m)

upvc double glazed window to rear, tile flooring, inset stainless steel sink with mixer tap, space for dryer and space with plumbing for washing machine.



Toilet
tile flooring, tile walls, wash hand basin with mixer tap and w.c.

First Floor

Landing

upvc double glazed window to front, fitted carpet, door to airing cupboard where boiler tank is housed, doors to bedrooms 1 and 4, door to bathroom and stair case with fitted carpet to the second floor.

Bedroom 1

16' 3" x 10' 2" (4.95m x 3.10m)
upvc double glazed window to front and rear, fitted carpet, 2 x fitted wardrobes with double doors to access and door to;

En-Suite

upvc double glazed window to rear, tile flooring, tile walls, shower area, wash hand basin with mixer tap and w.c.

Bedroom 4

9' 10" x 9' 9" (3.00m x 2.97m)
upvc double glazed window to rear and fitted carpet.

Bathroom

upvc double glazed window to front, tile flooring, part tile walls, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.

Second Floor

Landing

laminare flooring, velux window to front and doors to bedrooms 2 and 3.

Bedroom 2

13' 7" max x 14' 3" max (4.14m max x 4.34m max)
upvc double glazed window to front and laminare flooring.

Bedroom 3

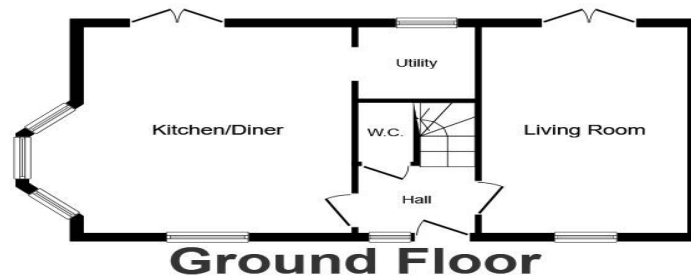
13' 9" max x 13' 2" max (4.19m max x 4.01m max)
upvc double glazed window to front, velux window to rear, laminare flooring and loft access.

Outside

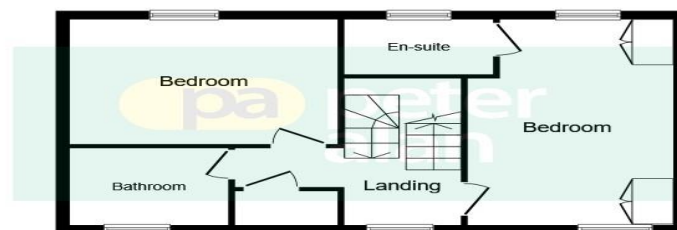
To the front there is an enclosed, low maintenance garden with a gate to access with a path leading to front door and stone chipped path either side.
To the rear of the property there is an enclosed, low maintenance rear garden with an artificial lawn area, a patio area and an out door bar. There is also rear access to the drive way creating off road parking and access to the garage.

Garage

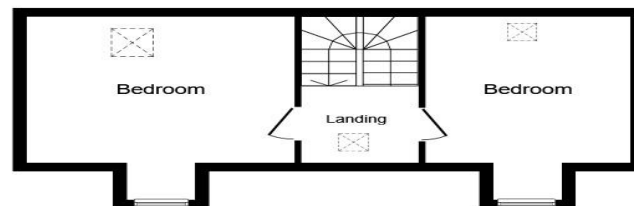
16' 11" x 9' 3" (5.16m x 2.82m)
up and over door to access, concrete flooring and electricity supply.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.