



18 Cwrt Olwyn Ddwr, Birchgrove, Swansea, SA7 9GA

Offers Over £260,000

A well presented three bedroom detached property on a cul de sac within the Ffordd Scott estate Birchgrove.

The property boasts off road parking and garage, enclosed rear garden, three bedrooms one of which has an en suite, two reception rooms and is situated ideally for schools, parks, M4, shops and local amenities making it the perfect family home. The accommodation comprises to the ground floor; hallway, lounge, dining room, kitchen, utility room, cloakroom and garage. On the first floor there are three bedrooms (en suite off the master) and bathroom. Externally there is a front lawn, driveway and side access to rear enclosed garden.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Hallway 13'10" x 6'9" (4.21m x 2.07m)



Doors to lounge, kitchen and cloakroom. Fitted carpet, radiator, staircase to first floor.

Lounge 13'10" x 12'7" (4.21m x 3.84m)



Double glazed bay window to front, fitted carpet, radiator, open plan to dining room.

Dining Room 9'8" x 9'9" (2.94m x 2.97m)



Double glazed sliding door to rear garden, fitted carpet, radiator, door to kitchen.

Kitchen 9'8" x 9'8" (2.94m x 2.94m)



Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated electric oven and gas hob with extractor hood over, vinyl flooring, part tiled walls. Radiator, double glazed window to rear, door to utility room.

Utility Room 8'3" x 7'10" (2.52m x 2.38m)



Fitted with base units and worktop over, inset stainless steel sink with mixer tap and drainer. Plumbed for washing machine and dishwasher, tiled splashback, fitted carpet. Radiator, double glazed frosted window to rear, door to garage. Double glazed frosted uPVC door to rear garden.

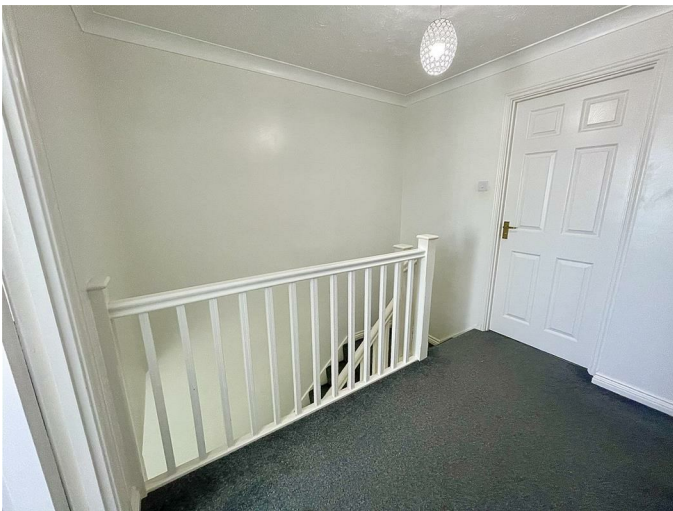
Cloakroom 6'4" x 3'7" (1.92m x 1.10m)



Two piece suit comprising; wash hand basin and low level w/c. Fitted carpet, tiled splashback, radiator, double glazed frosted window to front.

First Floor

Landing 9'0" x 7'9" (2.75m x 2.37m)



Doors to three bedrooms and bathroom, storage cupboard, fitted carpet.

Bedroom 1 10'5" x 11'7" (3.17m x 3.54m)



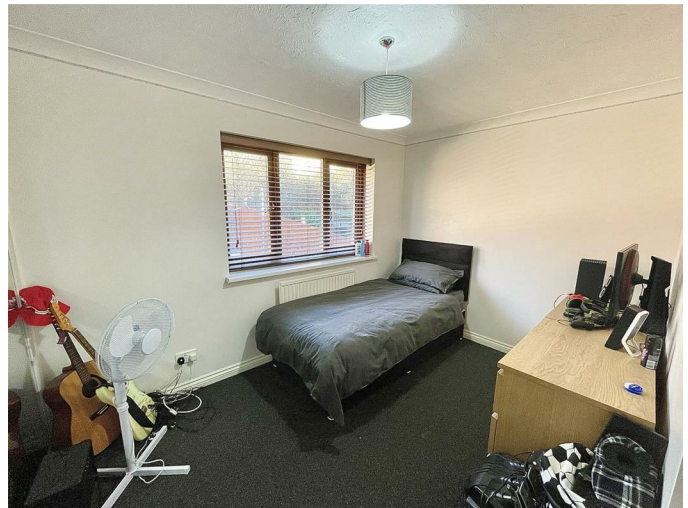
Double glazed window to front, radiator, fitted carpet, door to en suite.

En-suite 4'2" x 8'0" (1.28m x 2.43m)



Three piece suite comprising; walk in shower cubicle, wash hand basin and low level w/c. Tiled splashback, vinyl flooring, radiator, double glazed frosted window to side.

Bedroom 2 8'6" x 12'11" (2.60m x 3.94m)



Double glazed window to rear, fitted wardrobes with mirrored sliding doors. fitted carpet, radiator,

Bedroom 3 7'5" x 7'9" (2.27m x 2.37m)



Double glazed window to front, fitted carpet, radiator.

Bathroom 6'8" x 6'6" (2.03m x 1.97m)



Three piece suite comprising; panelled bath with shower over, wash hand basin, low level w/c. Part tiled walls, vinyl flooring, heated towel rail. Double glazed frosted window to rear.

External

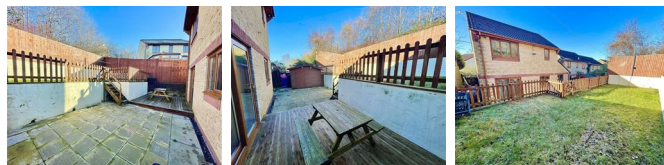
Front Garden

Front lawn with driveway leading to garage and side access to rear garden.

Garage 16'8" x 7'10" (5.09m x 2.38m)

Integral garage with up and over door, lighting and power points.

Rear Garden



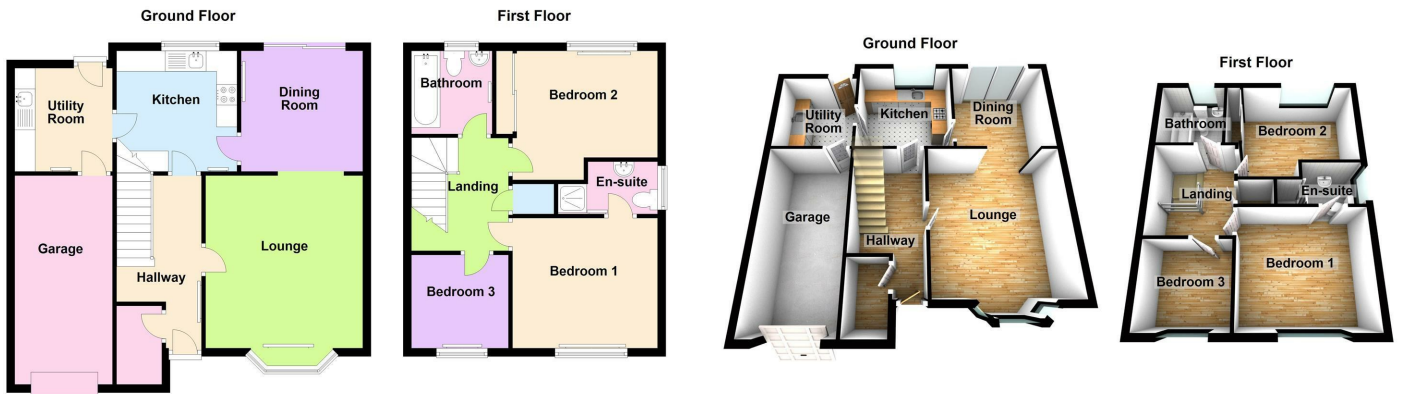
Enclosed rear garden with patio, decking and terraced lawn.

Tenure

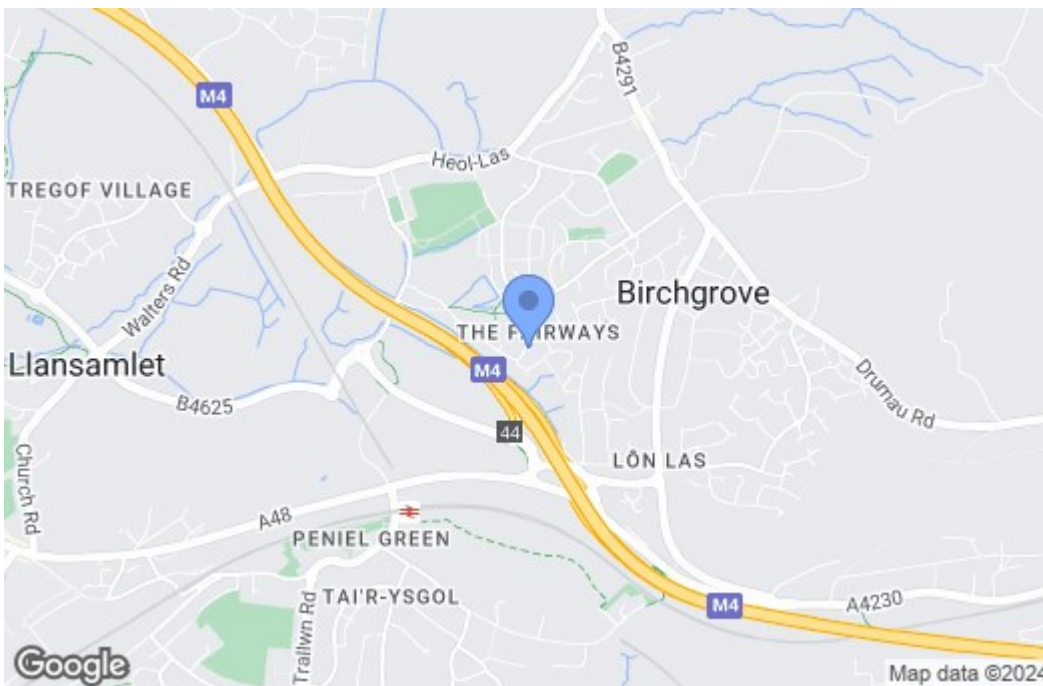
Freehold

Council tax band - C £1,584 (min)

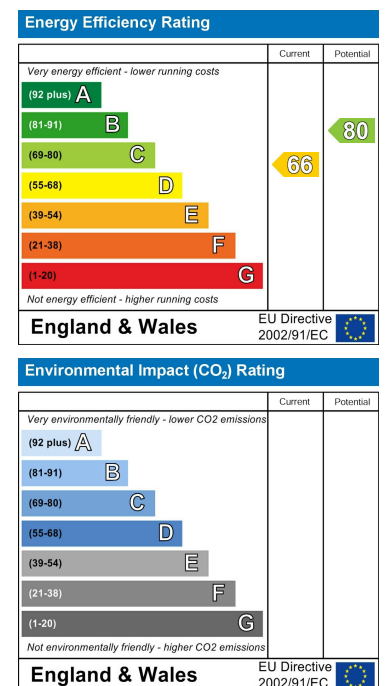
Floor Plan



Area Map



Energy Efficiency Graph



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