



39 Heol Dulais, Birchgrove, Swansea, SA7 9LT

£249,950

Introducing a detached bungalow in the sought-after location of Birchgrove, this property is an ideal choice for those seeking to downsize. Conveniently situated near local amenities such as a shop, bus stop and hairdressers, with easy access to the enterprise park, it offers a comfortable and accessible lifestyle. The accommodation features an entrance hall, lounge, study, kitchen/dining room, two bedrooms and a bathroom with both a shower cubicle and a bath. Externally, the property is well-equipped with a lawned garden and a side driveway providing off-road parking. The rear garden is a delightful tiered space, featuring a decking area accessible from the kitchen, perfect for outdoor dining. Shrub and flower borders, a lawned area and a second decking area at the top with a summer house contribute to the garden's appeal. Additional practicality and storage are provided by the garage with an up-and-over door, power and lighting. With its attractive features and convenient location, viewing of this lovely bungalow is highly recommended.

The Accommodation Comprises

Entrance Hall



Entered via door to side, cupboard housing the boiler, radiator.

Study 8'5" x 3'10" (2.56m x 1.18m)

Double glazed windows to front and side.

Lounge 11'5" x 16'7" (3.49m x 5.05m)



The lounge is a generously sized reception room offering a comfortable living space. Featuring a double glazed window to the front, it is well-lit, allowing natural light to fill the room. The space is adorned with laminate flooring, providing both a stylish and practical flooring solution. Radiators contribute to a cosy atmosphere, ensuring comfort in this inviting area of the home.

Another Aspect Of The Lounge



Kitchen/Dining Room 15'1" x 11'6" (4.60m x 3.51m)



The kitchen/breakfast room is both functional and stylish, equipped with a range of wall and base units offering ample storage. The kitchen features a practical worktop space with a 1+1/2 bowl stainless steel sink and tiled splashbacks. A convenient breakfast island with storage adds to the functionality of the space. The room is well-prepared for appliances with plumbing for a washing machine, space for a tumble dryer, fridge and cooker. Enhanced by a double glazed window providing a view to the rear, the room is well-lit and ceiling spotlights contribute to a well-lit environment. The kitchen/breakfast room seamlessly connects to the garden through double glazed double doors, providing easy access to outdoor spaces.

Another Aspect Of The Kitchen/Dining Room

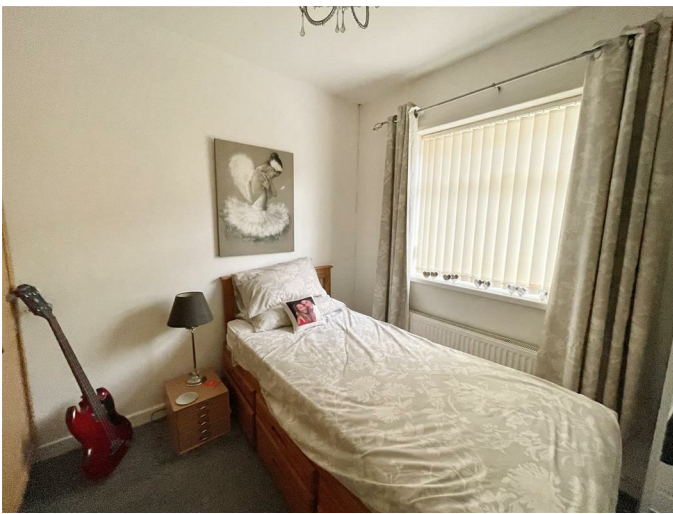


Bedroom 1 11'10" x 9'7" (3.60m x 2.91m)



Double glazed window to rear, laminate flooring, radiator.

Bedroom 2 8'4" x 9'7" (2.54m x 2.91m)



Double glazed window to side, radiator.

Bathroom



The bathroom is a spacious and well-appointed area, offering ample room for comfort. The four-piece suite includes a freestanding bath, a tiled shower cubicle, a vanity wash hand basin and a WC. Tiled flooring adds a touch of elegance to the space and ceiling spotlights provide bright illumination. The room is equipped with a radiator for warmth and privacy is maintained with a frosted double glazed window to the side. This bathroom is designed for both functionality and aesthetic appeal, providing a relaxing and stylish environment.

Another Aspect Of The Bathroom



External



The external features of the property are well-structured and thoughtfully designed. The front of the

property showcases a lawned garden, complemented by a side driveway that offers generous off-road parking space. Additionally, there is convenient side access leading to the rear of the property.

The rear garden is a carefully landscaped and tiered space, enhancing its visual appeal. A decking area, accessible from the kitchen, provides an ideal spot for outdoor dining. The garden includes shrub and flower borders, a lawned area and a second decking area at the top, featuring a summer house. A garage with an up-and-over door, power and lighting adds practicality and storage options to the property. Overall, the external features contribute to the property's functionality, aesthetics, and outdoor living possibilities.

External



Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water.

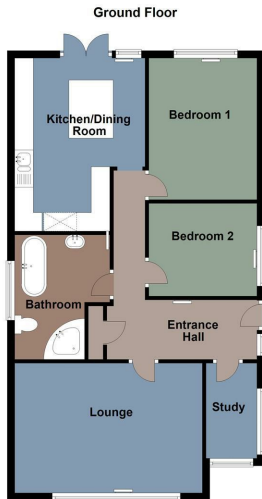
Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 1 Mbps Superfast 55 Mbps Ultrafast

1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

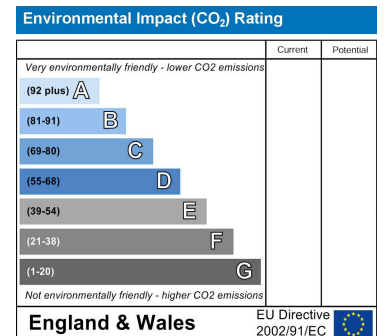
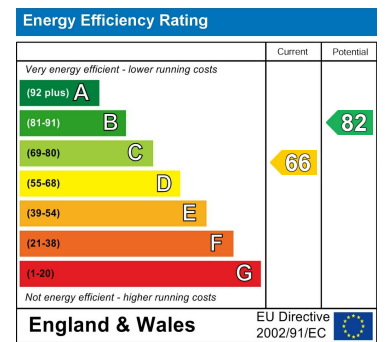
Floor Plan



Area Map



Energy Efficiency Graph



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