



139 Emily Fields, Birchgrove, Swansea, SA7 9NT

Offers In The Region Of £190,000

Presenting a three-bedroom end of terrace property with no onward chain in the sought-after Birchgrove area, we're delighted to bring this home to the market. Conveniently located near local parks, schools, shops and amenities, it offers easy access to Swansea City Centre, Morriston Hospital and the M4, catering to a range of lifestyle needs.

The ground floor boasts a welcoming hall, a comfortable living room, a spacious kitchen/dining room, and a convenient WC, providing practical living spaces for everyday use.

Upstairs, three bedrooms await, including a master bedroom with an en-suite shower room, alongside a family bathroom.

Externally, the property offers two car parking spaces to the front and a lawn area, while the rear boasts a well-maintained enclosed garden with a lush lawn area, perfect for outdoor relaxation and entertaining.

The Accommodation Comprises

Ground Floor

Hall



Entered via front door, staircase leading to first floor, laminate flooring, radiator.

WC



Fitted two piece suite comprising a wash hand basin and WC. Frosted double glazed window to front, laminate flooring, radiator.

Living Room 15'4" x 7'6" (4.68m x 2.28m)



Double glazed window to front, under stairs storage cupboard, fitted carpet, two radiators.

Kitchen/Dining Room 10'6" x 15'1" (3.21m x 4.61m)



Fitted with a range of matching base and eye level units, the kitchen offers ample storage space, seamlessly complemented by expansive worktops. A stainless steel sink adds practicality, while integrated appliances including a fridge/freezer, dishwasher and washing machine ensure efficiency in everyday tasks. Electric oven and gas hob, with the extractor hood overhead. Natural light streams in through the double-glazed window to the rear. Double doors lead out to the garden, vinyl flooring a radiator.

Another Aspect Of the Kitchen/Dining Room



First Floor

Landing

Double glazed window to side, fitted carpet, radiator.

Master Bedroom 11'9" x 6'1" (3.57m x 1.86m)



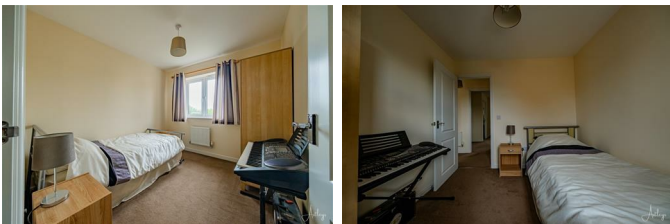
Double glazed window to front, fitted carpet, radiator.

En-suite Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to front, vinyl flooring, radiator.

Bedroom 2 9'2" x 8'7" (2.80m x 2.62m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 9'0" x 6'6" (2.74m x 1.98m)



Double glazed window to rear, fitted carpet, radiator.

Bathroom



A fitted three-piece suite comprising a bath with a shower over, a wash hand basin and a WC, providing all the essentials for your daily routine. Radiator and vinyl flooring.

External



The front garden of the property includes two car

parking spaces and a well-maintained courtyard, complemented by mature shrubs that provide privacy.

Rear Garden



The rear garden is a well-maintained, enclosed space featuring a patio area accessible from the kitchen/dining room patio doors, a lawn area, and a garden shed.

Aerial Images



Agents Notes

Freehold

Council Band- C

Services - Services - Mains electric. Mains sewerage.
Mains Gas. Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband -Basic 1 Mbps Superfast 68 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

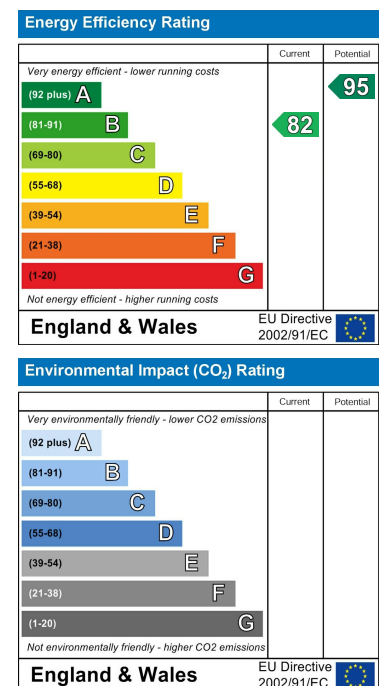
Floor Plan



Area Map



Energy Efficiency Graph



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