



344a Birchgrove Road, Birchgrove, Swansea, SA7 9NA

£780,000

Introducing this beautifully designed six-bedroom detached home, offering a rare opportunity to own a modern family home finished to the highest specification and boasting over 3300sqft of internal space. With its flawless presentation and contemporary design, this property offers the perfect blend of elegance and functionality. Upon entry, you are greeted by a spacious hallway leading to the heart of the home. The ground floor boasts a cosy living room, perfect for relaxation, and a stunning open-plan living and kitchen area, ideal for modern family life & entertaining guests. Accompanying these spaces are a conveniently located bathroom, four well-appointed bedrooms including a luxurious master bedroom with an en-suite shower room, and a separate WC for added convenience. Ascending to the upper level, two additional bedrooms and a modern shower room await, providing ample accommodation for family members or guests. Externally, the property is set on a generous plot of over a fifth of an acre. The gardens exude charm with a generous lawn area, adorned with trees adds to the property's appeal. The rear garden is a true oasis, featuring a delightful patio, expansive lawn, and a summer house complete with a bar and shower room, offering a perfect setting for outdoor gatherings and relaxation. Additionally, a practical garage provides valuable storage space. Conveniently situated near local schools, shops, and amenities, residents will enjoy easy access to everything Birchgrove has to offer. Excellent transport links to the M4 Motorway, Enterprise Park, Swansea City Centre, and Morriston Hospital further enhance the property's appeal, making it an exceptional choice for discerning buyers seeking both luxury and convenience.

The Accommodation Comprises

Ground Floor

Hallway



Upon entering through the front door, you are greeted by a welcoming foyer. A staircase gracefully ascends to the first floor, offering a sense of elegance and vertical dimension to the space. To the side, a convenient storage cupboard keeping the area tidy and organized. The flooring is adorned with tastefully laid tiles with underfloor heating.

Living Room 14'7" x 21'7" (4.45m x 6.59m)



Experience the epitome of comfort and modern living with our stunning living room featuring tiled flooring equipped with underfloor heating. You're greeted by the cosy ambiance of a gas effect fire. Bi-fold doors seamlessly connecting the indoors to the outdoors, you'll enjoy the convenience of the effortless transitions.

Living Room



Another Aspect Of The Living Room



Another Aspect Of The Living Room



Open Plan Living & Kitchen 29'10" x 21'7" (9.09m x 6.59m)



Step into the epitome of modern living with our open plan living and kitchen space with tiled flooring and underfloor heating. This versatile layout offers the perfect fusion of comfort and style, creating a central hub for relaxation, cooking, and entertaining.

In the sleek kitchen area, matching base and eye level units provide ample storage, while the generous worktop space with sink unit makes meal preparation a breeze. With integrated appliances including a fridge/freezer and plumbing for a dishwasher, along with a built-in oven and microwave, this kitchen anticipates your every need. An island with a ceramic hob and additional storage not only enhances the workspace but also serves as a focal point.

As you step into the living area, you're greeted by the captivating glow of a Wall Electric Fireplace, featuring a glass configured front and sides. This modern centrepiece not only provides a source of warmth but also adds a touch of sophistication to the ambiance, creating an inviting atmosphere for relaxation and gatherings. The allure of indoor-outdoor living is further accentuated by bi-fold doors seamlessly connecting the interior to the rear garden. With a simple glide, boundaries between inside and outside dissolve, inviting nature's beauty into your living space and extending your living area to the tranquil surroundings.

Another Aspect Of The Open Plan Living & Kitchen



Another Aspect Of The Open Plan Living & Kitchen



Another Aspect Of The Open Plan Living & Kitchen



Another Aspect Of The Open Plan Living & Kitchen



Utility Room 5'10" x 12'6" (1.77m x 3.81m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine and tumble dryer, storage cupboard housing the boiler, tiled flooring with underfloor heating.

WC



Fitted two piece suite comprising a vanity wash hand basin and WC, tiled flooring, stylish radiator and towel rail, underfloor heating.

Bathroom 11'9" x 8'6" (3.60m x 2.60m)



The bathroom features a stylish and functional four-piece suite and includes a luxurious bath, vanity wash hand basin, a modern shower cubicle and a WC. A frosted double glazed window, heated towel rail. The bathroom floor is adorned with beautifully tiled flooring, combining practicality with elegance,

enhancing the overall aesthetic, this well-appointed bathroom provides the perfect retreat within your home.

Inner Hallway

Tiled flooring.

Master Bedroom 14'4" x 12'11" (4.38m x 3.94m)



As you step into the master bedroom, you're greeted by a double glazed window to the rear, tiled flooring with underfloor heating. Connected seamlessly to the master bedroom is the en-suite, offering convenience and privacy.

En-suite Shower Room



The compact yet efficient en-suite, includes a convenient shower area, vanity wash hand basin and WC. Frosted glazed window to the side, heated towel rail, tiled flooring with underfloor heating.

Bedroom 4 14'3" x 12'11" (4.35m x 3.94m)



Double glazed window to front, tiled flooring with underfloor heating.

Bedroom 5 15'8" x 11'9" (4.78m x 3.58m)



Double glazed window to front, tiled flooring with underfloor heating.

Landing



Skylight, fitted carpet.

Bedroom 2 22'1" x 18'3" (6.73m x 5.55m)



Two skylights, fitted wardrobes, storage in the eaves, fitted carpet, radiator.

Bedroom 3 22'1" x 14'1" (6.73m x 4.30m)



Two skylights, fitted wardrobes, storage in the eaves, fitted carpet, radiator.

Bedroom 6 15'5" x 11'9" (4.70m x 3.58m)



Double glazed window to rear, tiled flooring with underfloor heating.

Shower Room 11'1" x 8'7" (3.4m x 2.64m)



A well-appointed three-piece suite with a practical shower area, vanity wash hand basin and a WC. A skylight overhead bathes the space in natural light, creating a bright and airy ambiance. The floor is adorned with tastefully tiled flooring, heated towel rail.

External



As you approach the front, you're greeted by a driveway leading up to the residence, providing convenient parking. Flanked by a spacious lawn area adorned with trees and a decking area, accessible through the bi-fold doors from the living room. Venturing to the rear of the property, you'll discover a well-maintained garden featuring a combination of patio and lawn areas. Whether you're hosting outdoor gatherings or simply enjoying some quiet time outdoors, this tranquil space offers the perfect setting.

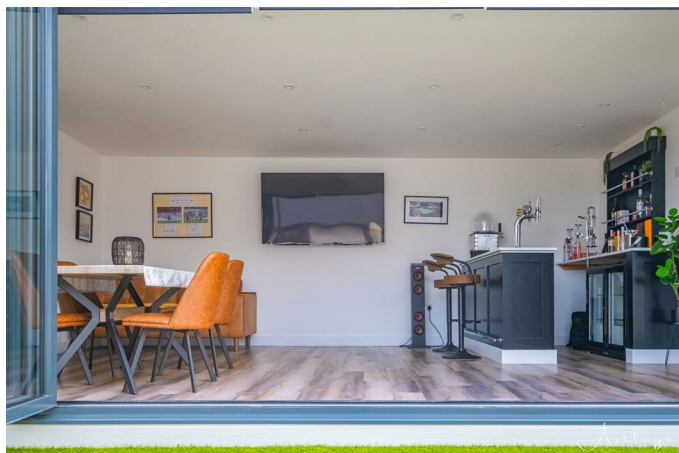
Adding to the charm of the garden is a summer house, cleverly utilized as a further reception room. Whether it's a cosy retreat for reading or a versatile space for entertaining guests, the summer house provides an additional dimension to your outdoor living experience. Experience the best of both worlds with our property, where indoor comfort meets outdoor tranquillity in a setting designed for relaxation and enjoyment.

Rear Garden



Outbuilding

Summer House



Designed to cater to your every need, this space serves as a lounge, dining room, and bar, offering endless possibilities for relaxation and entertainment. Upon entering the summer house, you're greeted by the inviting warmth of laminate flooring, bi-fold doors flood the space with natural light and provide seamless access to the surrounding garden. Adding to the convenience and comfort of the space is a shower room.

Another Aspect Of The Summer House



Summer House Shower Room



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

Garage

Up and over door, double glazed window to side.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - F

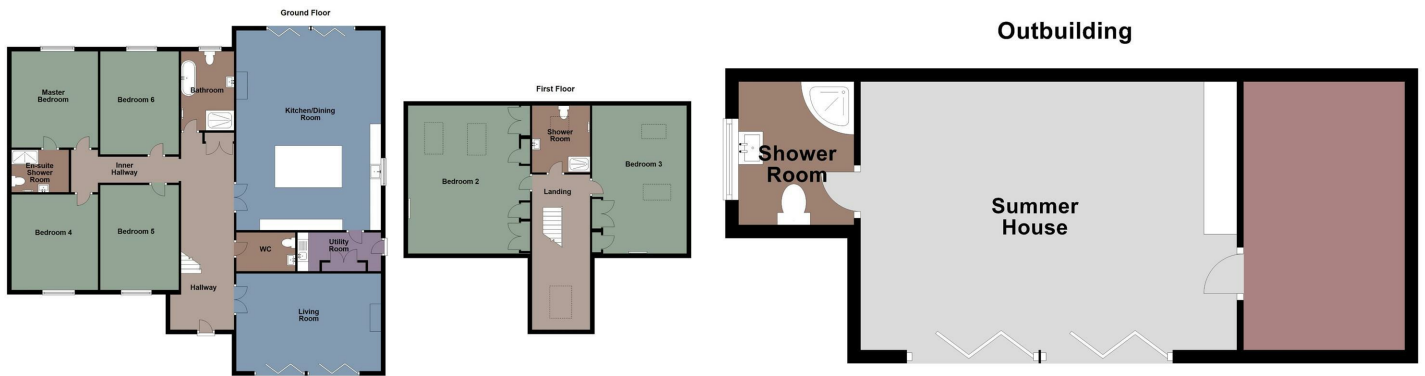
Services - Mains electric. Mains sewerage. Mains Gas. Water Meter

Mobile Coverage - EE Vodafone Three O2

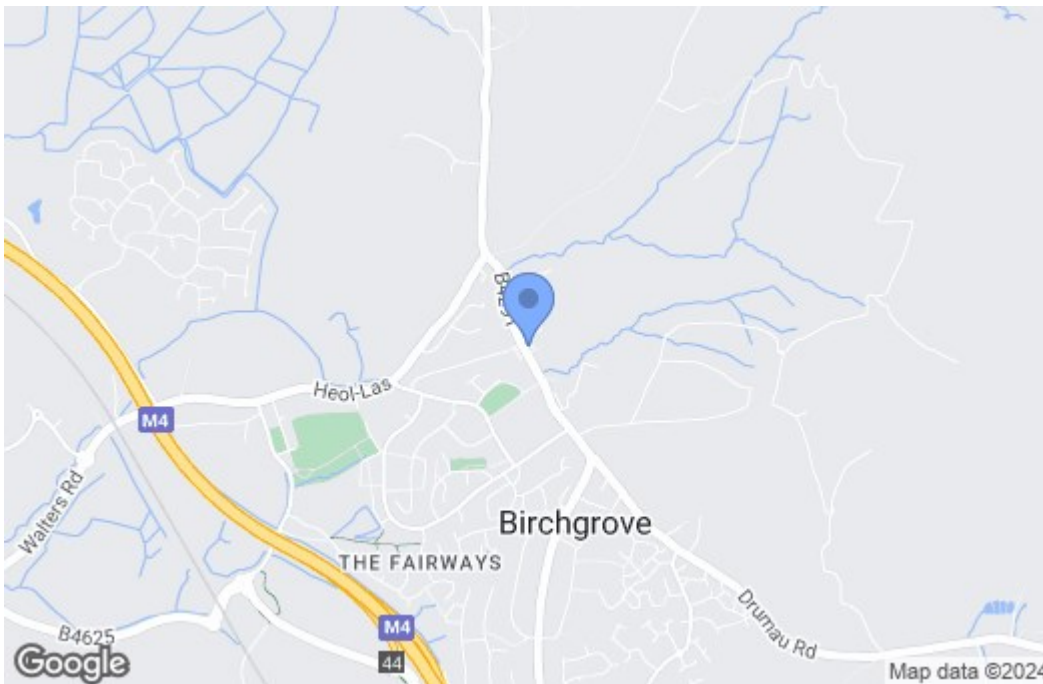
Broadband -Basic 2 Mbps Superfast 76 Mbps

Satellite / Fibre TV Availability - BT Sky

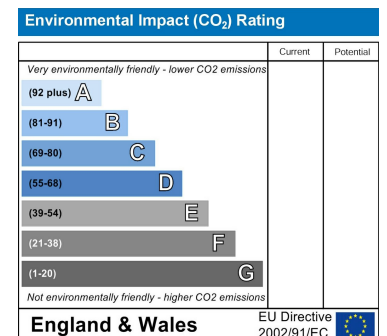
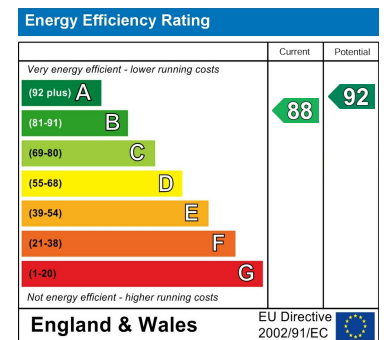
Floor Plan



Area Map



Energy Efficiency Graph



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