



45 Emily Fields, Birchgrove, Swansea, SA7 9NJ

Offers Over £345,000

Presenting a beautiful and well presented four bedroom detached property for sale in the popular area of Birchgrove. Conveniently located close to local schools, shops, parks, and amenities, with easy access to the M4 corridor, Swansea City Centre, and Morriston Hospital, making it an ideal family home.

The ground floor accommodation includes a welcoming hall, living room, two reception rooms, a modern kitchen/dining room, utility room and WC. The first floor comprises four bedrooms, with an en-suite shower room off the master bedroom and a family bathroom.

Externally, the front of the property features steps leading up to the front door, flanked by a gravelled stone area adorned with mature shrubs. Additionally, there is a garage and driveway at the side of the property, providing convenient off-street parking. The rear of the property boasts an enclosed garden with a patio area, a well-maintained lawn, and a decking area, perfect for outdoor relaxation and entertaining.

The Accommodation Comprises

Ground Floor

Hall



Upon entering through the front door, you are greeted by a welcoming hall featuring vinyl flooring and a staircase leading to the first floor, radiator.

Living Room 13'3" x 10'9" (4.04m x 3.27m)



The room boasts a double-glazed window to the front, providing ample natural light. It is finished with a fitted carpet and features a radiator

Study/Sitting Room 9'10" x 10'9" (2.99m x 3.28m)



Double glazed window to front, fitted carpet, radiator.

Kitchen/Dining Room 9'7" x 20'4" (2.91m x 6.20m)



This modern kitchen is fitted with a matching range of wall and base units with ample worktop space. It includes a 1½ bowl stainless steel sink, built-in integrated fridge/freezer, and dishwasher, built in electric over with a four-ring gas hob and extractor hood above. A double-glazed window to the rear allows for plenty of natural light, while double doors lead to the rear garden. The space is finished with vinyl flooring and a radiator.

Another Aspect Of The Kitchen/Dining Room



Utility Room 6'1" x 5'3" (1.85m x 1.59m)



Fitted with a matching range of base and eye level units, plumbing for washing machine and tumbler dryer, vinyl flooring.

WC



Fitted two piece suite comprising wash hand basin and WC. Vinyl flooring and heated towel rail.

First Floor

Landing



Storage cupboard, fitted carpet.

Master Bedroom 11'2" x 10'11" (3.41m x 3.32m)



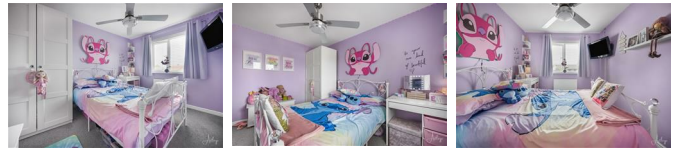
This room features a double-glazed window to the rear, allowing for plenty of natural light. It is elegantly appointed with fitted carpet and includes a radiator.

En-suite Shower Room



Fitted three piece suite, including a shower cubicle, wash hand basin and WC. A frosted double-glazed window to the rear ensures privacy while allowing natural light to filter through. The space is completed with vinyl flooring and a heated towel rail.

Bedroom 2 11'7" x 10'11" (3.54m x 3.32m)



Double glazed window to front, fitted carpet, radiator.

Bedroom 3 9'10" x 9'4" (2.99m x 2.84m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 4 8'7" x 7'5" (2.62m x 2.27m)



Double glazed window to front, fitted carpet, radiator.

Bathroom



The bathroom is fitted with a stylish three piece suite comprising a bath, wash hand basin and WC. A frosted double-glazed window to the rear ensures privacy while allowing natural light to enter. The room is completed with vinyl flooring and a heated towel rail.

Garage

Up and over door.

External



Steps lead up to the property, flanked by a gravelled stone area adorned with mature shrubs. Additionally, there is a garage and driveway located at the side of the property, providing convenient off-street parking.

Rear Garden



To the rear of the property, there is an enclosed garden featuring a patio area that leads to a well-maintained lawn and a decking area, perfect for outdoor relaxation and entertaining.

Ariel Views



Agents Notes

Freehold

Council Band - E

Maintenance fee - Approx. £120 per 6 months

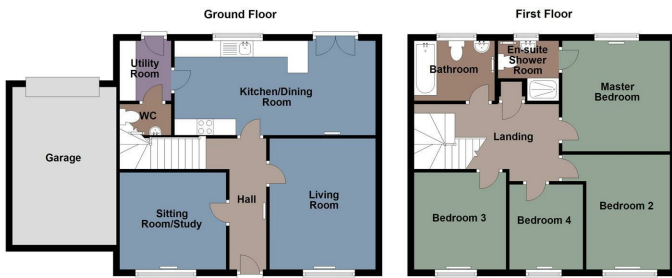
Services - Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile Coverage - EE Vodafone Three O2

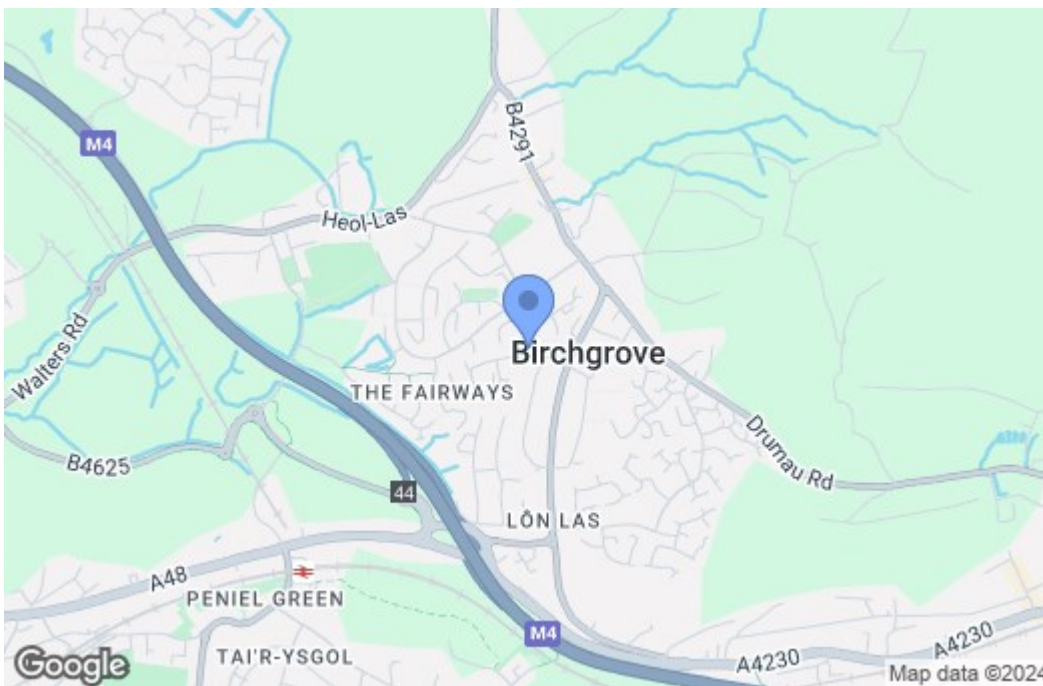
Broadband -Basic 2 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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