



## 353 Heol Las Close, Birchgrove, Swansea, SA7 9DP

**£260,000**

Nestled in the desirable area of Birchgrove, Swansea, this three-bedroom semi detached house on Heol Las Close is a true gem waiting to be discovered. As you step inside, you are greeted by a beautifully presented interior that is sure to impress. The ground floor boasts a spacious lounge/dining room that seamlessly flows into the kitchen/breakfast room with a utility area and wet room.

Venture upstairs to find three cosy bedrooms, with the master bedroom boasting its own en-suite. A family bathroom completes the upper level, ensuring that there is plenty of space for everyone in the household. Outside, this property continues to shine with a charming front courtyard and an enclosed rear garden that features a patio and a lawn. These outdoor spaces are ideal for soaking up the sun, hosting summer barbecues, or simply enjoying some fresh air. The off road parking accessible via Heol Las is a convenient feature, while the additional side land presents exciting possibilities for those with green fingers, as it could be transformed into a potential allotment. Located close to schools, shops, and with easy access to the M4, this home is perfectly situated for families. Book a viewing today to truly appreciate all that this home has to offer.



## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door, double glazed window to front, door leading into the lounge/dining room.

#### Lounge/Dining Room 23'7" x 16'5" (7.20m x 5.00m)



This room features double glazed windows at both the front and rear, offering plenty of natural light. A log burner adds warmth and a rustic charm, perfect for creating a cosy atmosphere. The room is laid with laminate flooring and two radiators. A staircase leads to the first floor with an under stairs storage cupboard.

#### Another Aspect Of The Lounge/Dining Room

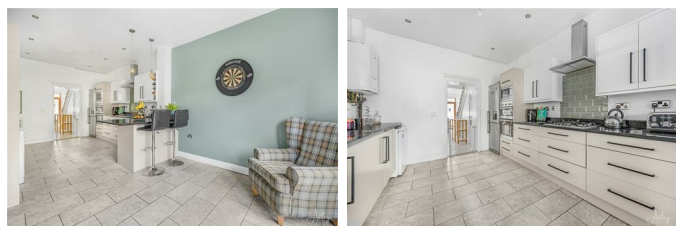


#### Kitchen/Breakfast Room 23'0" x 10'8" (7.02m x 3.25m)



This modern kitchen is fitted with a matching range of wall and base units, offering ample storage space and a sleek, coordinated look. A worktop surface runs above the units, providing plenty of preparation space. The kitchen includes a 1+1/2 bowl stainless steel sink, along with designated spaces for a fridge/freezer, dishwasher and washing machine. For cooking, there's a built-in electric oven paired with a gas hob. Double glazed window to the side lets in natural light and double glazed double doors lead to the garden, enhancing the sense of space and indoor-outdoor flow. The room is finished with tiled flooring and includes a radiator.

#### Another Aspect Of The Kitchen/Breakfast Room



#### Utility Area 6'9" x 4'0" (2.06m x 1.23m)



Space for washing machine and tumble dryer, tiled flooring, radiator, double glazed door leading to the rear.

#### Wet Room



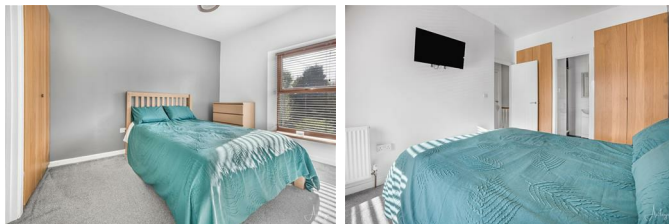
The ground floor wet room, includes a tiled shower area, wash hand basin and WC. Tiled walls, frosted double glazed window to the side, heated towel rail and tiled flooring.

#### First Floor

##### Landing

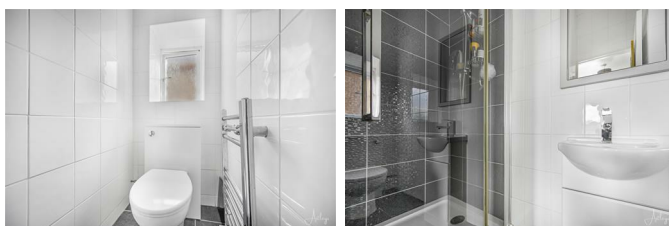
Storage cupboard, fitted carpet.

#### Master Bedroom 6'7" x 9'1" (2.00m x 2.76m)



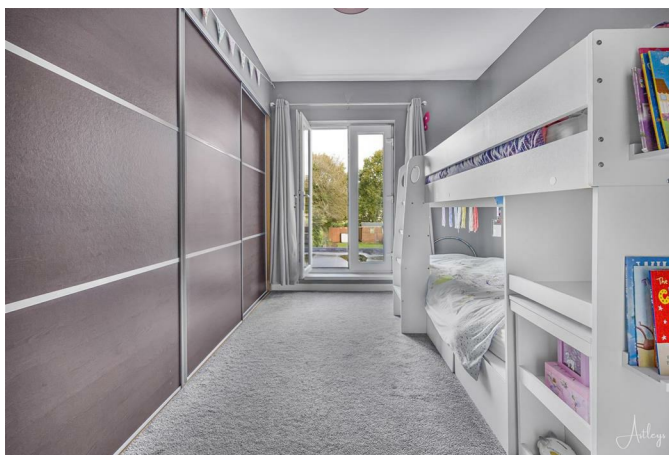
Double glazed window to front, fitted wardrobes, fitted carpet, radiator.

#### En-suite



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

#### Bedroom 2 12'3" x 10'7" (3.74m x 3.22m)



Double glazed double door to rear, fitted wardrobes, fitted carpet, radiator.



### Bedroom 3 10'9" x 6'8" (3.27m x 2.04m)



Double glazed window to front, fitted carpet, radiator.

### Bathroom



The bathroom is fitted with a three piece suite comprising a bath, wash hand basin and WC. Tiled walls, frosted double glazed window to the rear and a radiator.

### External

Outside, this property is a front courtyard with side access to the rear.

An enclosed rear garden that features a patio and a lawn, ideal for soaking up the sun, hosting summer barbecues, or simply enjoying some fresh air. The off road parking accessible via Heol Las is a convenient feature, while the additional side land presents exciting possibilities for those with green fingers, as it could be transformed into a potential allotment.

### Rear Garden



### Off Road Parking To The Rear



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - C

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

Mobile coverage - EE Vodafone Three O2

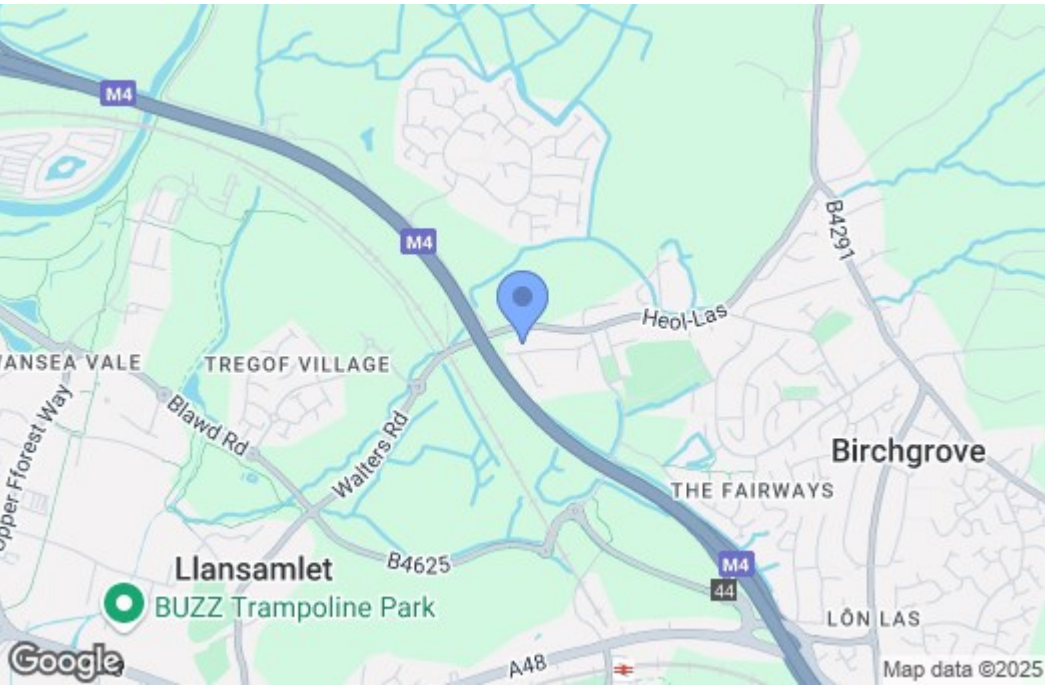
Broadband - Basic 3 Mbps Superfast 72 Mbps Ultrafast 9000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

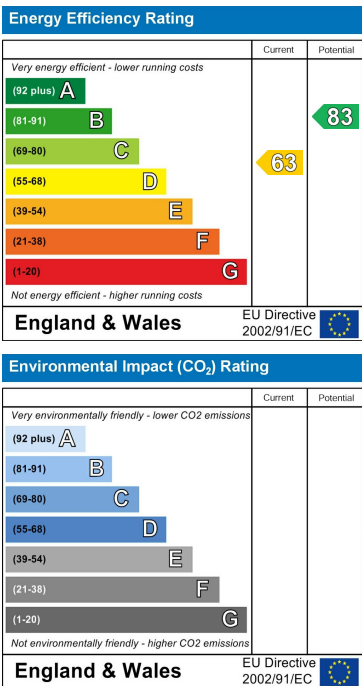
Floor Plan



Area Map



Energy Efficiency Graph



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