



12 Heol Brithdir, Birchgrove, Swansea, SA7 9PZ

£350,000

We are pleased to present this beautifully maintained four bedroom detached family home with an annexe located in the desirable area of Birchgrove, Swansea. Spanning an impressive 1,367 square feet, this property offers a perfect blend of spacious living and modern comforts, making it an ideal choice for families.

Upon entering, you are greeted by an entrance hall that leads to a convenient WC. The ground floor boasts a generous open plan lounge and dining area that seamlessly flows into a bright conservatory, providing delightful views of the south-facing garden. The well-equipped kitchen and breakfast room offer a practical space for casual family meals and gatherings. The first floor features four bedrooms, including a master suite complete with an en-suite bathroom, alongside a stylish family bathroom. A unique highlight of this property is the side-accessed annexe with a private entrance, which includes its own private entrance, kitchenette, shower room and space for a bed. This flexible area could serve as a home office, beauty room, or treatment space, ideal for anyone looking to work from home. It could even be used as a private space for older children living at home. The current owner has also successfully used the annexe as an Airbnb. Externally, the property boasts a spacious driveway with ample parking for multiple vehicles, with the possibility of building a

The Accommodation Comprises

Ground Floor

Entrance Hall

Accessed via door to side, featuring a staircase ascending to the first floor, tiled flooring, radiator.

WC



This convenient ground floor cloakroom features two piece suite comprising a wash hand basin and WC. Tiled splashback, tiled flooring, heated towel rail, frosted double glazed window to the front.

Lounge 13'0" x 11'2" (3.95m x 3.41m)



The lounge is filled with natural light, thanks to a front facing double glazed window, creating a bright and inviting atmosphere. A modern gas fireplace serves as a cosy focal point, complemented by coving to the

ceiling and stylish laminate flooring. The open-plan layout flows seamlessly into the adjoining dining area, making it an ideal space for both everyday living and entertaining.

Dining Area 8'5" x 11'2" (2.56m x 3.41m)



The room benefits from an open-plan design that flows seamlessly into the conservatory, enhancing the sense of space and natural light. Laminate flooring and radiator.

Conservatory



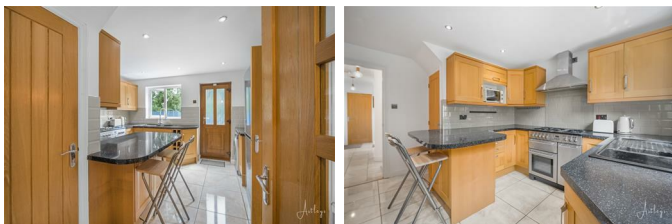
The conservatory features double glazed windows to both sides and the rear, offering lovely views over the rear garden. French doors to the side lead out to the decked patio area, creating a seamless indoor-outdoor flow. Additional features include laminate flooring and a radiator, making this a versatile space to enjoy year-round.



Kitchen/Breakfast Room 12'0" x 12'6" (3.67m x 3.81m)



The kitchen/breakfast room is fitted with a matching range of wall and base units, complemented by worktop space and a 1½ bowl sink set beneath a rear-facing double-glazed window overlooking the garden. There is space for a fridge/freezer, washing machine and a range-style cooker. Wall mounted boiler, storage cupboard, tiled flooring, radiator and a double-glazed door providing direct access to the rear garden.



First Floor

Landing

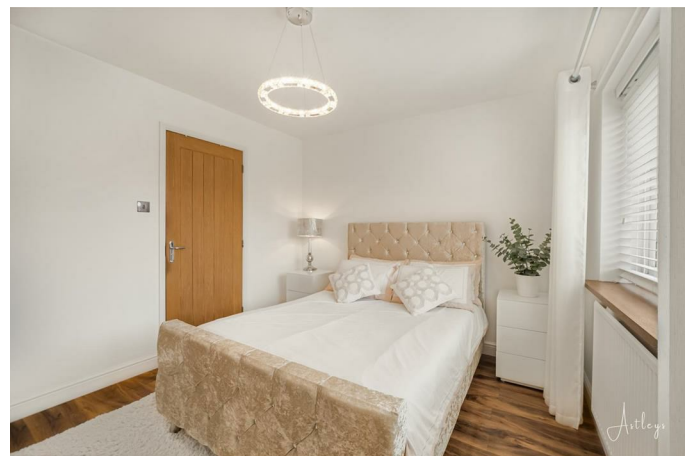


Double glazed window to the side, access to loft, cupboard housing the water tank.

Bedroom 1 9'8" x 13'0" (2.95m x 3.96m)



Double glazed window to the front, fitted wardrobes, laminate flooring and radiator. A door leads directly to the en-suite, adding a touch of convenience and privacy.



En-suite Shower Room



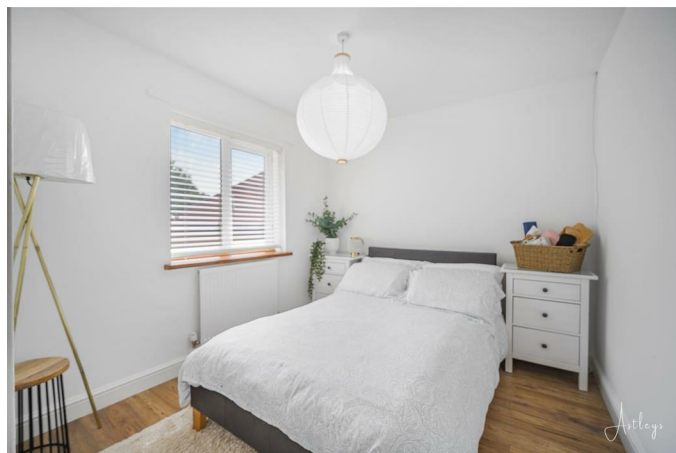
The en-suite shower room comprises of a fitted three piece suite including a shower cubicle, wash hand basin, and WC. Tiled walls and tiled flooring, heated towel rail, frosted double glazed window to the side.

Bedroom 2 8'3" x 10'8" (2.51m x 3.26m)



Double glazed window to the front, fitted wardrobes, laminate flooring and a radiator.

Bedroom 3 7'10" x 11'2" (2.38m x 3.41m)



Double glazed window to the rear, laminate flooring and a radiator.

Bedroom 4 7'10" x 8'0" (2.38m x 2.44m)



Double glazed window to the rear, laminate flooring and a radiator.

Bathroom



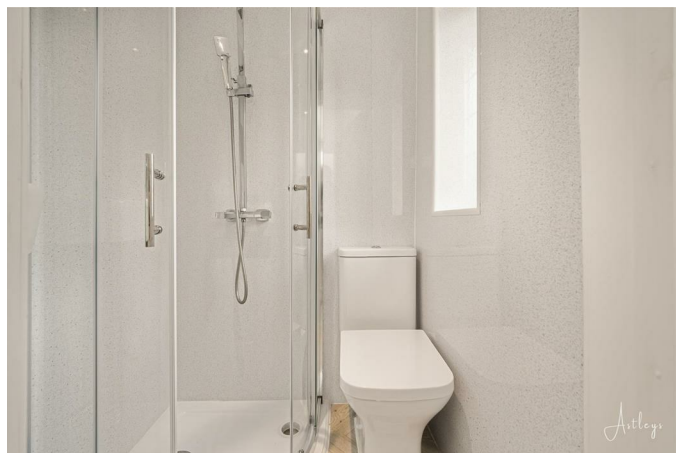
The bathroom is fitted with a modern white three piece suite, comprising a jet spa bath with an electric shower over and a glass shower screen, wash hand basin and a WC. The walls and flooring are fully tiled, heated towel rail, frosted double glazed window to the rear.

Annexe - The Nook 16'7" x 7'3" (5.06m x 2.23m)



The annexe offers a versatile and self contained space with its own private entrance with a double glazed window and an electric radiator. It includes a compact kitchenette making it suitable for a range of uses. This flexible area could serve as a home office, beauty room, or treatment space, ideal for anyone looking to work from home. It could even be used as a private space for older children living at home. The current owner has also successfully used the annexe as an Airbnb, generating an annual income of approximately £6,000, making it an attractive investment opportunity.

Annexe Shower Room



Fitted three piece suite comprising a shower cubicle, wash hand basin, and WC. Laminate flooring, frosted double glazed window.

External



To the front of the property, a spacious driveway provides parking for multiple vehicles. Following the drive around to the left, there is further potential to create additional parking or even construct a double garage (subject to the necessary planning permissions). Gated access leads to the rear garden.

The rear garden is a true highlight, beautifully enclosed and well established, lovingly maintained by the current owner. It features mature shrubs, lawned garden, tranquil fish pond, decked area extending from the conservatory, seating areas and a

summerhouse with power located at the bottom of the garden, perfect for relaxing or entertaining. and a storage shed to the side complete this fantastic outdoor space, which is ideal for families to enjoy.

Front Garden



Rear Garden



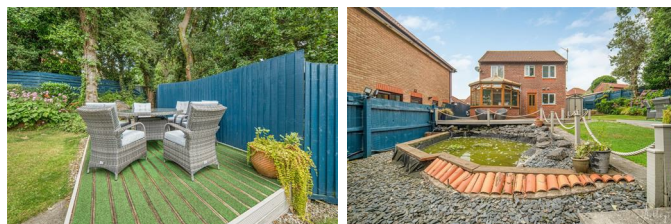
Another Aspect Of The Rear Garden



Rear Garden



Another Aspect Of The Rear Garden



Aerial Images

Agents note

Tenure - Freehold

Council Tax Band - E

The current owner has also successfully used the annexe as an Airbnb, generating an annual income of approximately £6,000

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

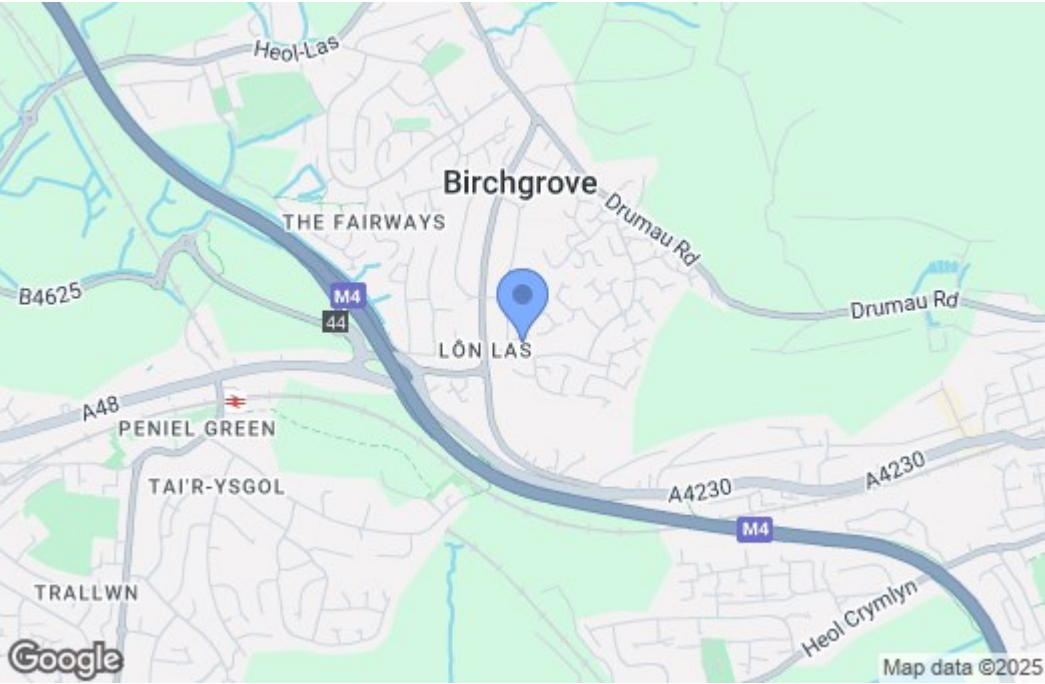
Broadband - Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

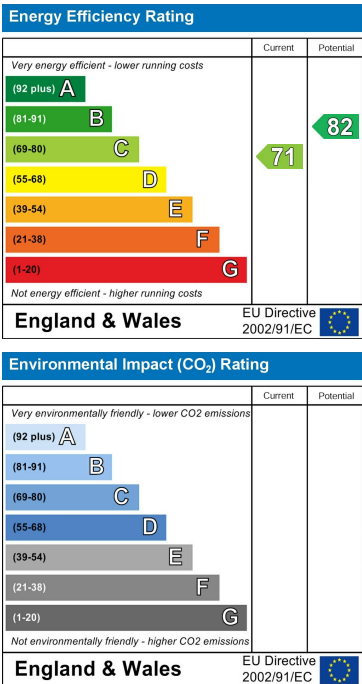
Floor Plan



Area Map



Energy Efficiency Graph



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