



448 Heol Las, Birchgrove, Swansea, SA7 9DR

£250,000

This semi detached home with three bedrooms and an attic room presents an exceptional opportunity for those seeking a beautifully renovated family home. With a thoughtfully designed layout, this property is perfect for modern living. Upon entering, you are greeted by an inviting entrance hallway that leads to a front facing lounge, ideal for relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen and dining room with double doors leading to the rear garden and features a new fitted kitchen that is both stylish and functional. This area is perfect for family meals and gatherings, providing a warm and welcoming atmosphere. Additionally, the convenience of a downstairs wc enhances the practicality of the ground floor. Venturing upstairs, you will find three bedrooms, alongside an attic room that offers versatile usage, whether as a fourth bedroom, study or playroom. The contemporary bathroom on this level is finished to a high

standard, ensuring comfort and convenience for all family members. There is a larger than average size garden which backs onto the local park. This property has undergone a professional renovation, ensuring that every detail has been meticulously crafted. Key improvements include a new damp proof course, central heating system, electrical rewiring, new plastering, doors and skirtings. The new kitchen and bathroom, along with fresh carpets and tasteful decoration throughout, create a luxurious and contemporary living space that is ready for you to move in and enjoy.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, panelling on walls, staircase to first floor, door to wc, lounge and kitchen/dinig room.

WC

Two piece suite comprising, wash hand basin and vanity wash hand basin. Tiled flooring and ceiling spotlight.

Lounge 21'10" x 6'7" (6.65m x 2.00m)



The spacious lounge offers a bright and airy living space, featuring double glazed windows to both the front and rear that allow for plenty of natural light throughout the day. The room is well-proportioned

and benefits from two radiators, making it an ideal space for relaxing or entertaining.

Kitchen/Diner/Family Room 28'0" x 10'1" (8.54m x 3.07m)



The heart of the home, this spacious kitchen/diner family room is perfect for modern living and entertaining. Recently fitted with a stylish new kitchen, it features a range of wall and base units with coordinating worktops and a matching breakfast bar. Additional highlights include a sink unit, space for a fridge/freezer and washing machine, built-in electric oven and a four ring electric hob with extractor hood above. The room is well-lit with ceiling spotlights and benefits from two radiators, cupboard houses the boiler, while double glazed windows to the side and double doors opening to the rear garden create a bright, welcoming space with a seamless indoor-outdoor flow.





Bedroom 2 11'1" x 9'4" (3.38m x 2.84m)



First Floor

Landing



Panelling on walls, staircase to first floor with under stairs cupboard.

Bedroom 1 10'5" x 15'4" (3.17m x 4.67m)



Two double glazed windows to front, radiator.

Double glazed window to rear, radiator.

Bedroom 3 8'2" x 7'9" (2.50m x 2.37m)



Double glazed window to side, radiator.

Bathroom



The newly fitted bathroom features a modern three piece suite comprising a bath with an overhead shower and folding glass screen, a sleek vanity wash hand basin and a WC. Stylish black taps and shower

fittings add a contemporary touch, complemented by fully tiled walls and tiled flooring. Additional features include ceiling spotlights, heated towel rail and a double glazed window to the side.

Attic Room



The attic room offers versatile usage, whether as a fourth bedroom, study or playroom and has two skylights window to the rear, storage cupboards.



External



To the front of the property is a low maintenance forecourt garden, with convenient side access leading to the rear.

The rear garden is larger than average and backs onto the local park, offering a pleasant and private outlook. Stepping out through the double doors from the kitchen, you are greeted by a spacious patio and decking area ideal for outdoor dining or entertaining. A pathway leads through to a lawned garden, which also benefits from a garden shed and a greenhouse.

Rear Garden



Aerial Images

Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - On Street

Mobile coverage -EE Vodafone Three O2

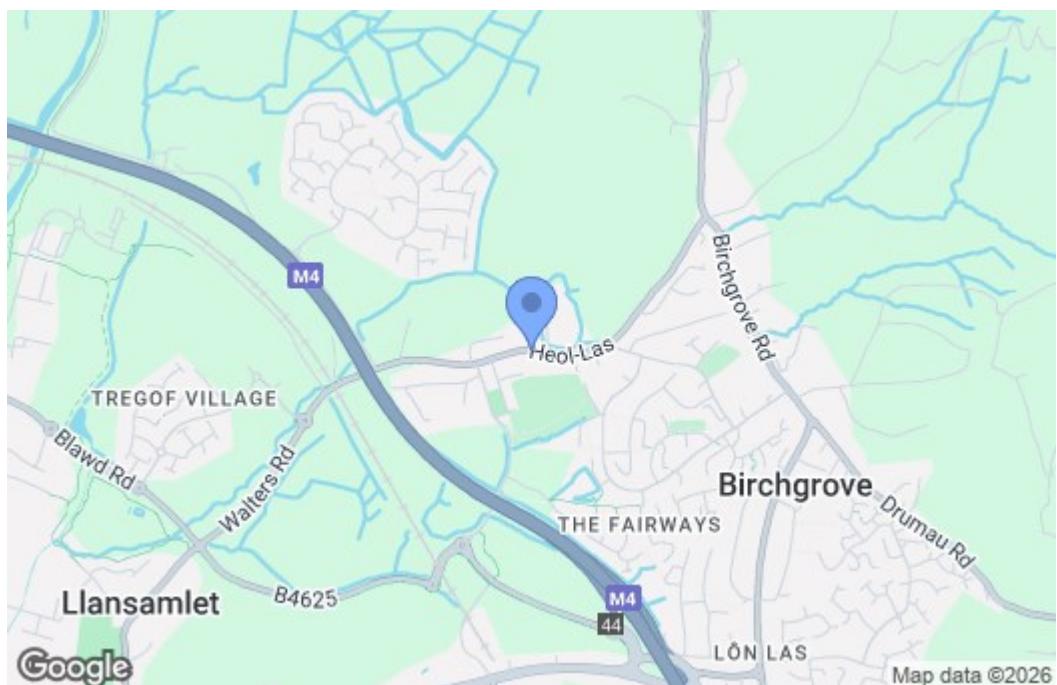
Broadband - Basic 2 Mbps Superfast 53 Mbps

Ultrafast 10000 Mbps
Satellite / Fibre TV Availability- BT Sky Virgin

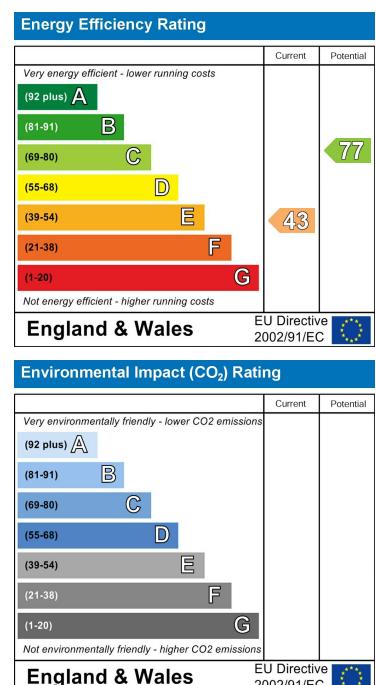
Floor Plan



Area Map



Energy Efficiency Graph



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