









# 272 Heol Dulais, Birchgrove, Swansea, SA7 9LX

£250,000

This spacious semi-detached dormer bungalow presents an excellent opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,206 square feet, the property features four generously sized bedrooms and two well-appointed bathrooms, catering to the needs of modern family life. Upon entering, you are greeted by the entrance hall that leads to a generous kitchen/breakfast room, which features a door that opens directly into the rear garden. The lounge/dining room is ideal for family gatherings, providing a warm and inviting atmosphere for both relaxation and entertainment.

The ground floor boasts two good-sized bedrooms and a shower room, ensuring practicality for everyday living. Ascending to the first floor, you will find two additional double bedrooms, along with a convenient WC, enhancing the comfort and privacy for all family members. The property is further enhanced by a front garden and a driveway. The enclosed rear garden provides a safe haven for children to play and offers a peaceful space for adults to unwind. Birchgrove is particularly favoured by families due to its close proximity to local primary and secondary schools, making the morning school run a breeze. Additionally, the easy access to the M4 motorway ensures that commuting to nearby cities is both quick and convenient. This spacious dormer bungalow is a wonderful opportunity for those seeking a family home in a friendly community, combining comfort, convenience, and a welcoming atmosphere. Don't miss the chance to make this lovely property your own.



## **The Accommodation Comprises**

#### **Ground Floor**

#### Hall

Entered via door to side, tiled flooring, radiator.

## Kitchen 11'5" x 8'11" (3.47m x 2.71m)



The kitchen is fitted with a range of wall and base units, complete with worktop space and tiled splashback. It features a sink unit, plumbing for a washing machine and space for a fridge/freezer. A built-in four-ring gas hob with extractor hood sits neatly within the layout, while ceiling spotlights provide a bright and modern feel. The kitchen flows openly into the breakfast room, creating a functional and sociable space ideal for everyday living.

## Breakfast Area 8'10" x 8'11" (2.70m x 2.71m)



The breakfast room, leading directly from the kitchen, offers a bright and welcoming space with double glazed windows to the side and rear, allowing plenty of natural light. Radiator and a door provides convenient access to the rear garden, making it an ideal spot for casual dining or enjoying your morning coffee.

Lounge 11'4" x 10'10" (3.46m x 3.31m)



The lounge features laminate flooring and a radiator. It offers a spacious and versatile layout with an open plan design that flows seamlessly into the dining area, making it ideal for both relaxing and entertaining



# Dining Area 8'9" x 10'10" (2.67m x 3.31m)



Leading from the lounge, the dining area is a bright and inviting space featuring double glazed windows to the side and rear, offering pleasant views over the garden and has a radiator.

# Bedroom 1 12'0" x 10'10" (3.67m x 3.31m)



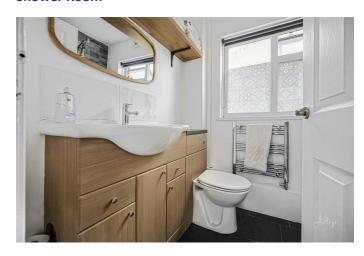
Double glazed window to front, laminate flooring, radiator.

## Bedroom 2 8'11" x 8'11" (2.72m x 2.71m)



Double glazed window to front, laminate flooring, radiator.

#### **Shower Room**



The ground floor shower room, serving the two ground floor bedrooms, is fitted with a modern three-piece suite comprising a shower cubicle, wash hand basin, and WC. A double glazed window to the side.

# **Inner Hallway**

Staircase to first floor.

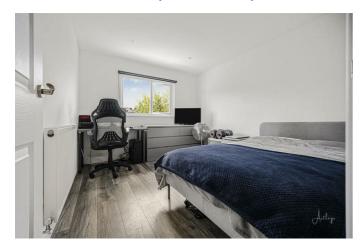
#### **First Floor**

#### Landing

Ceiling spotlights, door to eaves storage.



## Bedroom 3 11'2" x 9'8" (3.40m x 2.95m)



Double window to rear, laminate flooring, radiator, ceiling spotlights.

# Bedroom 4 11'2" x 9'8" (3.40m x 2.95m)



Double window to rear, laminate flooring, radiator, ceiling spotlights.

#### WC



The first floor WC, serving the two first floor bedrooms, features a two piece suite comprising a vanity wash hand basin and WC. Additional features include a built-in cupboard housing the boiler and ceiling spotlights

#### **External**



To the front of the property is a driveway with gated access leading to the rear. There is also an enclosed lawned garden at the front, providing a pleasant and private outlook.

The rear garden is a good size and fully enclosed, featuring a paved patio area, a gravelled pathway and a lawned section bordered by mature shrubs, ideal for outdoor relaxation and family use.



## **Front Garden**





## **Rear Garden**





# **Aerial Images**

## **Agents Note**

Tenure - Freehold Council Tax Band - C Services - Mains electric. Mains sewerage. Mains Gas. Water Meter. Parking - Driveway Mobile coverage - EE Vodafone Three O2 Broadband -Basic 5 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

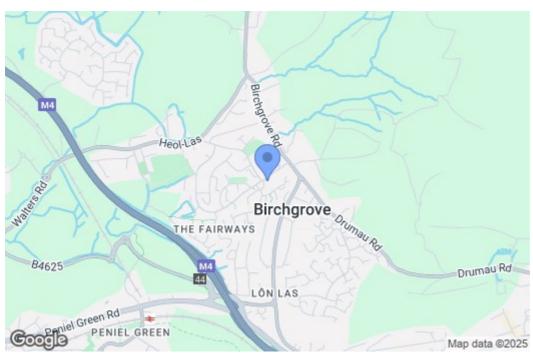


## **Floor Plan**

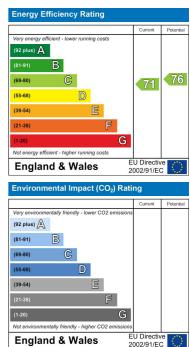


Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

## Area Map



# **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

