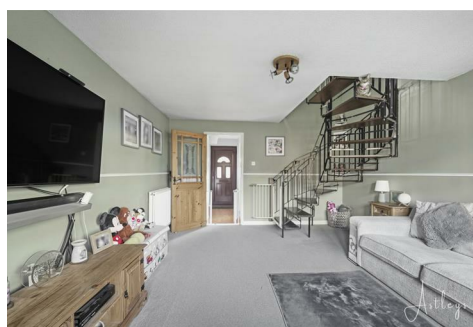




11 Rhiwderyn, Birchgrove, Swansea, SA7 9QE

Offers Over £150,000

Located in a popular residential area, this two bedroom home offers an excellent opportunity to create a comfortable and well connected home of your own. Within easy reach of local amenities, respected schools and strong transport links — including convenient access to the M4.

The accommodation is arranged over two floors, beginning with an entrance hall that leads to a fitted kitchen and a light filled living room overlooking the rear garden. Upstairs, there are two double bedrooms, together with a bathroom.

Externally, the front of the property features a lawned garden and driveway leading to a single garage, while to the rear, a generous lawned garden offers excellent outdoor space.

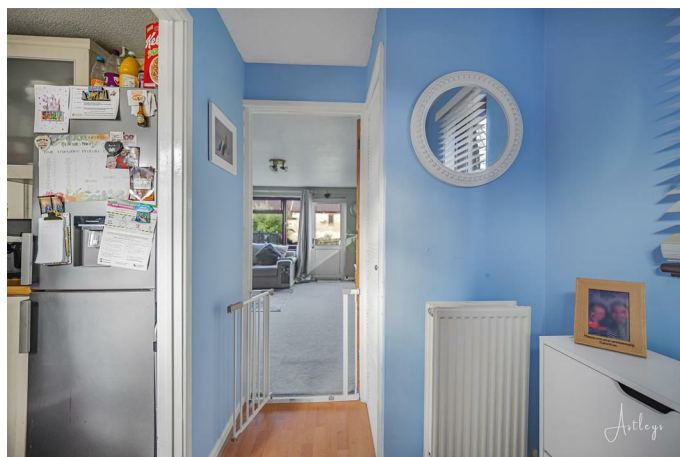
The property is conveniently positioned for local shops, amenities and leisure facilities, while nearby parks and open spaces provide a pleasant setting for walks and recreation.

With its well proportioned rooms, practical layout and sought-after location, this property will appeal to first time buyers or investors.

The Accommodation Comprises

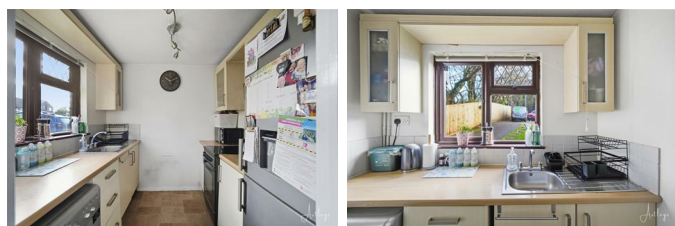
Ground Floor

Hall



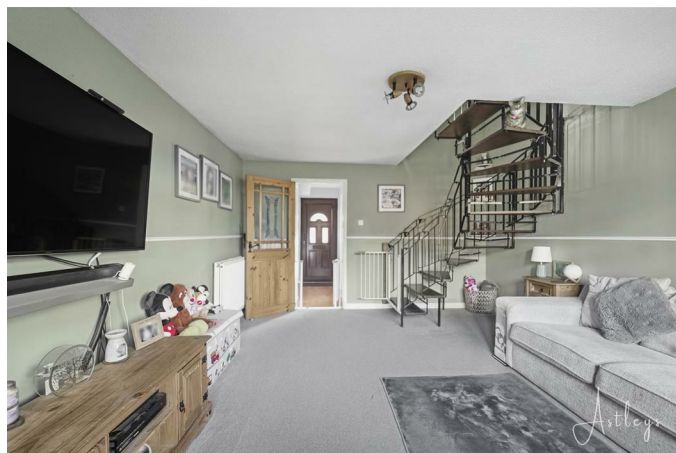
Entered via front door, double glazed window to side, storage cupboard, laminate flooring, radiator.

Kitchen 7'7" x 7'2" (2.30m x 2.19m)

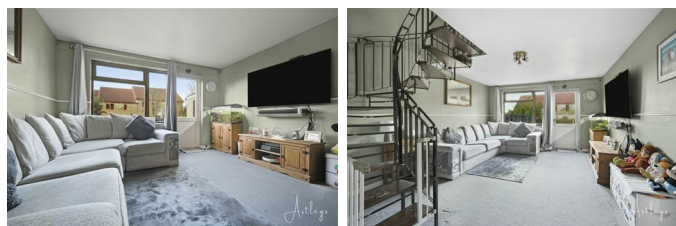


Fitted with a matching range of base and wall units with worktop space over, incorporating a 1½ bowl stainless steel sink with mixer tap. There is plumbing for a washing machine and space for a fridge/freezer and cooker. A double glazed window to the front provides natural light, and the flooring is finished in vinyl.

Living Room 15'9" x 12'8" (4.81m x 3.86m)



Featuring a double glazed window to the rear, spiral staircase leading to the first floor and a door providing access to the rear garden. The room benefits from fitted carpet and a radiator.

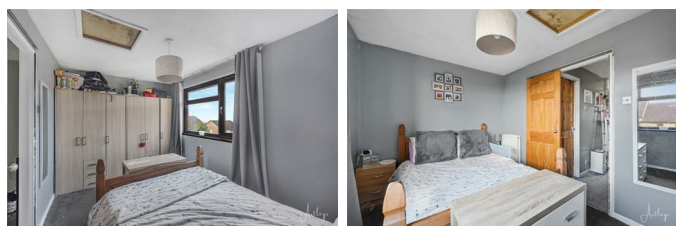


First Floor

Landing

Fitted carpet.

Bedroom 1 8'1" x 12'8" (2.47m x 3.86m)



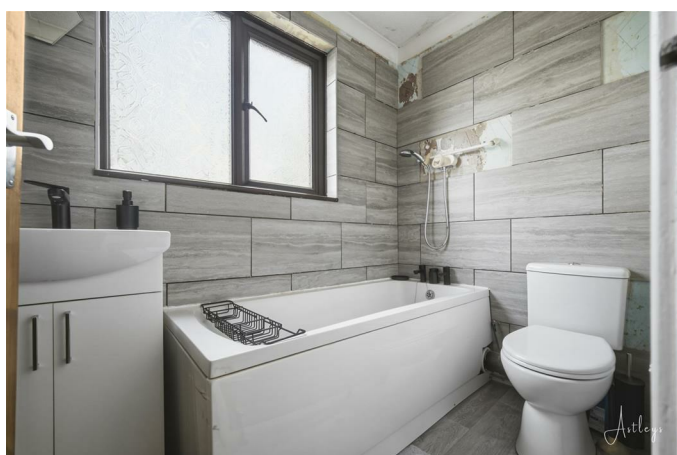
Double glazed window to rear, access to loft, fitted carpet, radiator.

Bedroom 2 7'6" x 12'8" (2.29m x 3.86m)



Double glazed window to front, storage cupboard housing the boiler, fitted carpet, radiator.

Bathroom



Fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC. There is a frosted double glazed window to the side, vinyl flooring and a radiator.

External



To the front of the property you will find a lawn area with driveway leading to garage and side access to the rear garden.

Garage



Up and over door, door.

Rear Garden



To the rear of the property there is a good size lawned garden with a paved patio.

Agent Notes

Tenure - Freehold

Council Tax Band - B

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

Parking - Driveway and Garage

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 1 Mbps Superfast 80 Mbps

Ultrafast10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

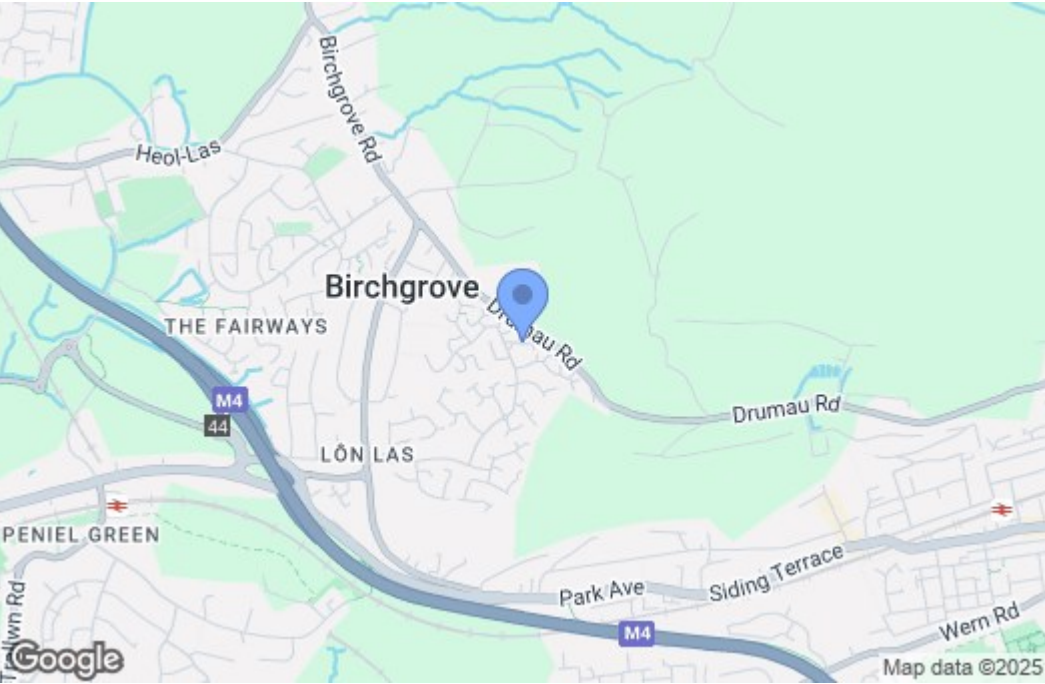
Aerial Images



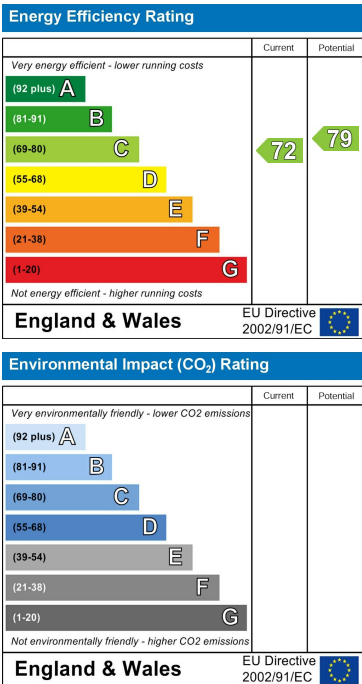
Floor Plan



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.