



## 27 Ffordd Y Mynydd, Birchgrove, Swansea, SA7 9QG

**£170,000**

Welcome to this two bedroom semi-detached property, set on a larger-than-average plot and benefiting from owned-outright solar panels for improved energy efficiency and reduced running costs. The ground floor features an entrance hall, kitchen and a lounge with doors opening out to the rear garden. Upstairs, the first floor offers two bedrooms and a bathroom, providing an ideal layout for a first-time buyer or small family. Externally, the home benefits from a front driveway with side plot with parking for 3-4 cars and side access leading to a generous rear garden laid to lawn. At the rear, you'll find a superb garden entertainment room complete with a log burner, TV seating area, storage space with plumbing, electric and a convenient WC—perfect for relaxing or hosting guests all year round. Situated in the popular area of Birchgrove, the property enjoys excellent access to the M4, making it ideal for commuters, while also being close to Swansea city centre and nearby retail parks. A fantastic opportunity for those seeking their ideal first home.



**The Accommodation Comprises**  
**Ground Floor**

**Ground Floor**

**Hall**



Storage cupboard, wall mounted boiler

**Kitchen 7'2" x 6'11" (2.19m x 2.11m)**



Fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, space for cooker and washing machine, double glazed window to front

**Lounge 15'2" x 12'1" (4.63m x 3.69m)**



Double glazed window to side, laminate flooring, spiral staircase to first floor, radiator, double doors leading to the rear garden.



**First Floor**

**Landing**

### Bedroom 1 8'0" x 12'4" (2.43m x 3.75m)



Double glazed window to rear, radiator.

### Bedroom 2 7'7" x 12'0" (2.32m x 3.67m)



Double glazed window to rear, storage cupboard, access to loft, radiator.

### Bathroom

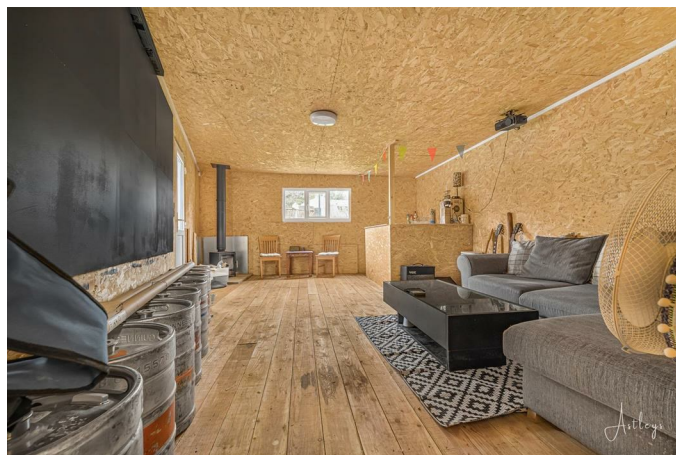


Three piece suite comprising bath with shower over, wash hand basin and WC. Radiator, frosted double glazed window to side

### External



### Garden Room



With double glazed window to rear log burner, bar area, storage area with utility space with plumbing and electric and a wc.





### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - B

Parking - Driveway

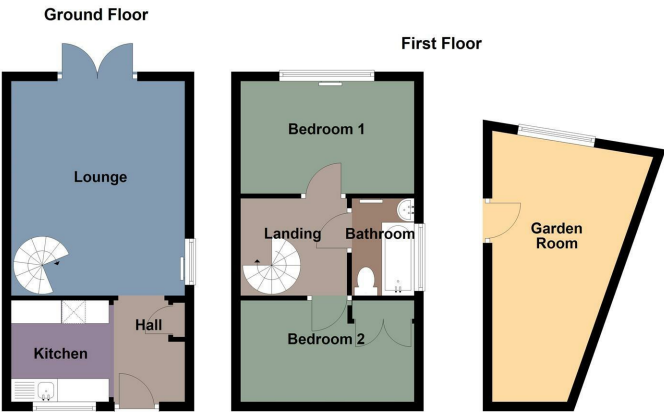
Services - Mains electric. Mains sewerage. Mains Gas.  
Water Meter.

Mobile coverage -EE Vodafone Three O2

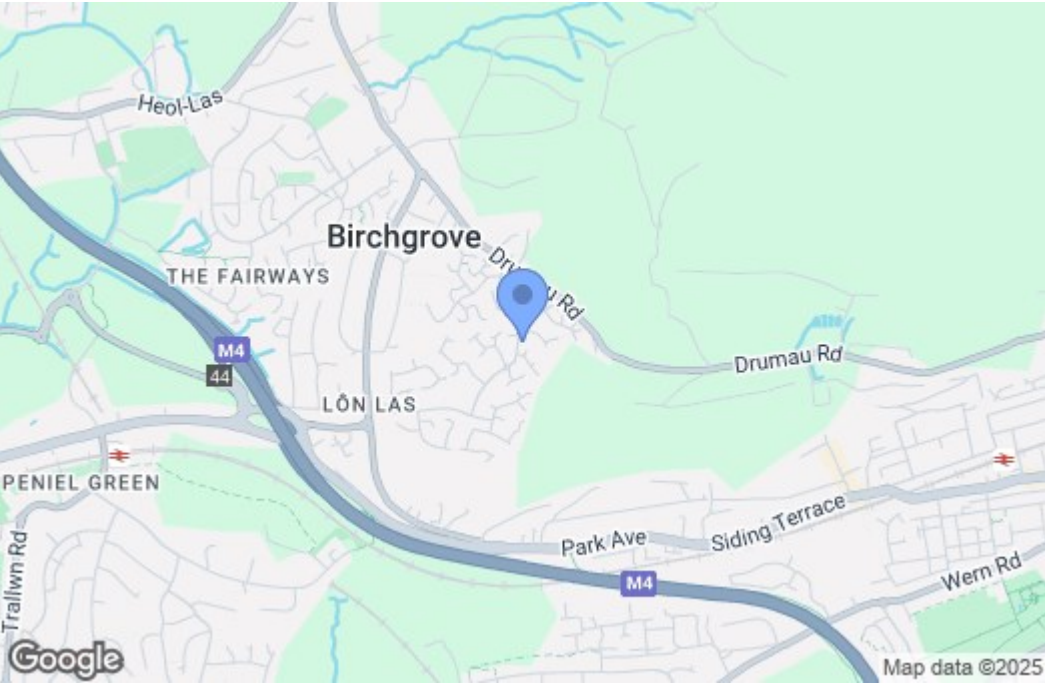
Broadband - Basic 1 Mbps Superfast 80 Mbps Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability - BT SkyVirgin

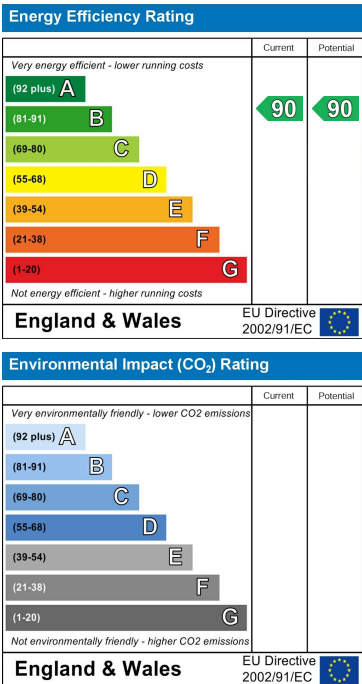
Floor Plan



Area Map



Energy Efficiency Graph



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