



## 1 Birchfield Road, West Cross, Swansea, City & County Of Swansea, SA3 5NA

**£215,000**

This two-bedroom end of terrace property, situated on a generous 0.08-acre plot, offers a fantastic opportunity for those looking to create their dream home. With a spacious floor area of 776 sq. ft., this property boasts partial sea views from both bedrooms, making it a rare find in today's market. While the home requires updating throughout, its immense potential is undeniable.

The ground floor features a welcoming porch leading into the main living spaces, including a comfortable lounge and a functional kitchen with access to the rear garden. There is also a convenient cloakroom on this level. On the first floor, you'll find two well-proportioned bedrooms, both offering partial sea views, along with a practical shower room ready for modernization.

Externally, the property benefits from a lawned garden at the front with side access leading to the rear, where you'll find a generous lawned garden, ideal for outdoor activities and garden enthusiasts.



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With a door into the lounge.

### Lounge 9'11" x 17'10" (3.036 x 5.455)



With a set of double glazed windows to the front. Radiator. Door to the kitchen.

### Lounge



### Kitchen 9'0" x 17'9" (2.762 x 5.413 )



With a set of double glazed windows to the rear. Door to the rear hall. Stairs to the first floor. Radiator. The kitchen is fitted with a range of base and wall units, running worksurface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven & grill. Extractor hood over. Space for fridge/freezer.

### Kitchen



## Kitchen



## Rear Hall

With a frosted double glazed PVC door to the rear. Door to the cloakroom.

## Cloakroom 4'9" x 3'6" (1.448 x 1.077 )

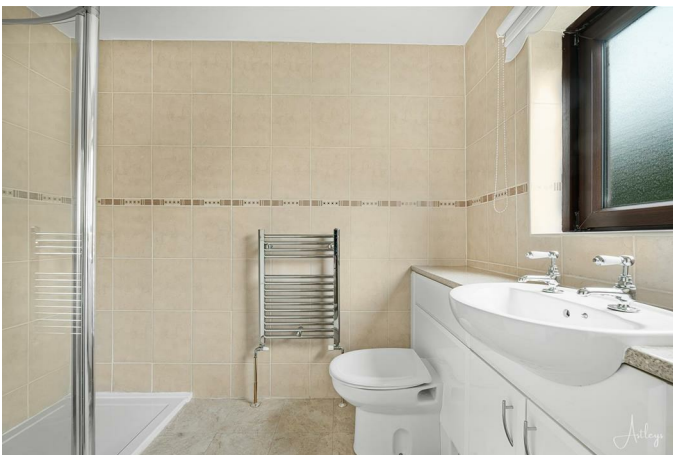
With a frosted double glazed window to the side. Suite comprising; W/C. Wash hand basin. Radiator. Tiled floor. Extractor fan.

## First Floor

### Landing

With a double glazed window to the rear. Door to airing cupboard. Door to shower room. Doors to bedrooms. Loft access.

## Shower Room 8'3" x 5'8" (2.536 x 1.729 )



With a double glazed window to the rear. Large walk

in shower. W/C. Wash hand basin. Chrome heated towel rail. Spotlights. Tiled walls. Extractor fan.

## Bedroom One 14'11" x 9'8" (4.571 x 2.960 )



With a set of double glazed windows to the front offering partial sea views. Radiator.

## Bedroom One





### Bedroom Two 9'3" x 11'7" (2.839 x 3.546 )



With a set of double glazed windows to the front offering partial sea views. Radiator.

### Bedroom Two



### External

### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### Front

You have a lawned garden with side access to the rear.

## Rear



You have a lawned garden.

## Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

## Council Tax Band

Council Tax Band - C

## Tenure

Freehold.

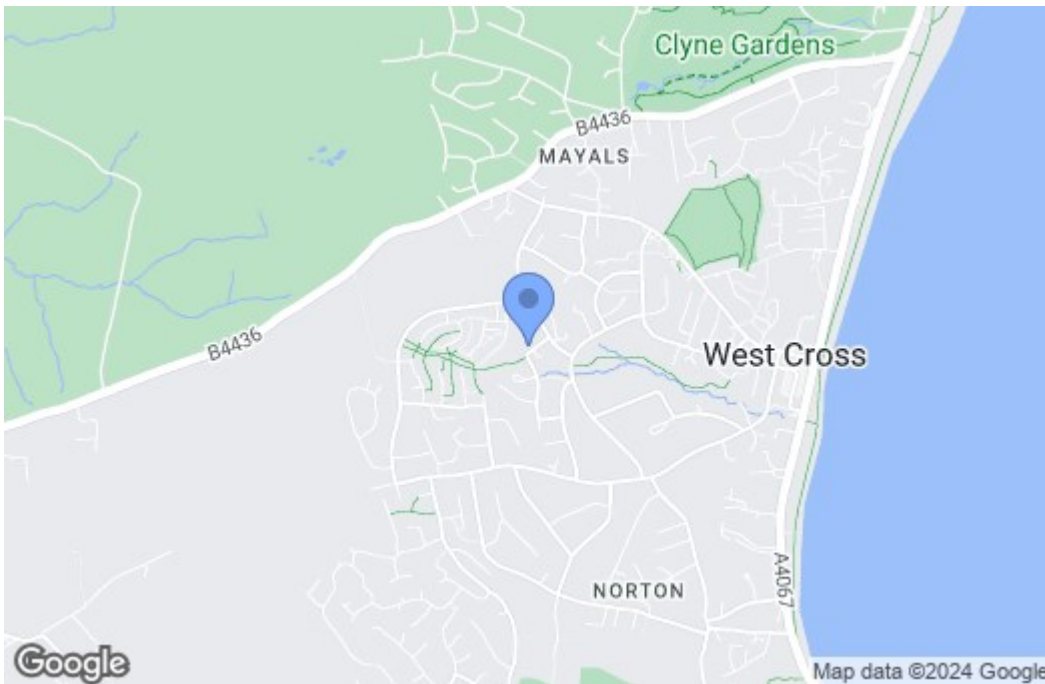
## Floor Plan



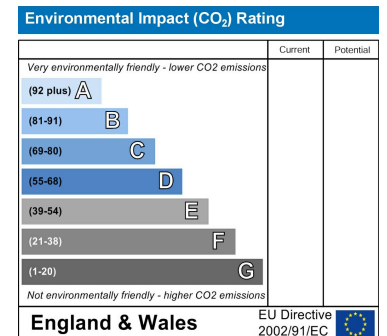
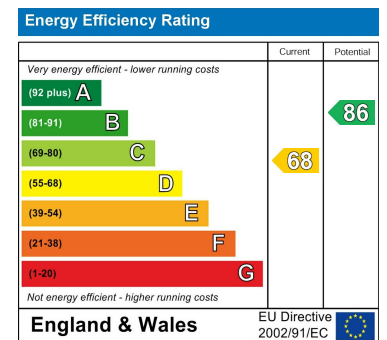
Total area: approx. 72.1 sq. metres (776.3 sq. feet)

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Map produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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