



5 Birchfield Road, West Cross, Swansea, SA3 5NA

Offers Over £210,000

This two-bedroom end of terrace property, situated on a generous 0.09-acre plot, offers a fantastic opportunity for those looking to create their dream home. With a spacious floor area of 951 sq. ft., this property boasts partial sea views from both bedrooms, making it a rare find in today's market.

The ground floor features a welcoming hall leading into the main living spaces, including a comfortable lounge, dining room and a functional kitchen with access to the conservatory. On the first floor, you'll find two well-proportioned bedrooms, both offering partial sea views, along with a family bathroom.

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 frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to the dining room. Door to the kitchen. Radiator.

Dining Room 7'1" x 10'2" (2.172 x 3.109)



You have a double glazed window to the front. Radiator and an opening to the lounge.

Lounge 14'0" x 10'1" (4.283 x 3.076)

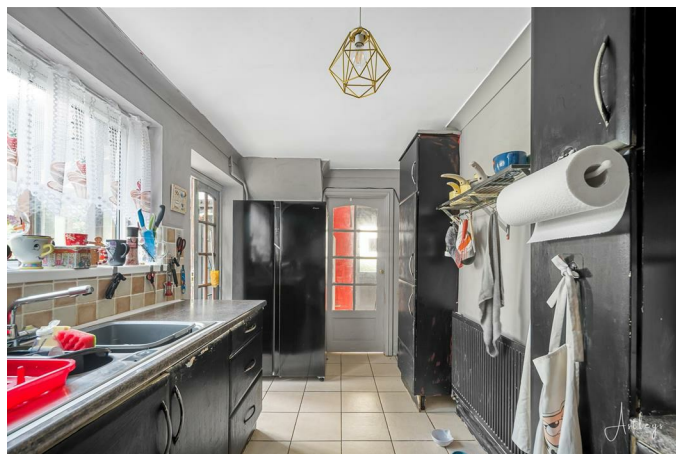


You have a double glazed window to the front. Radiator and a electric fireplace.

Lounge

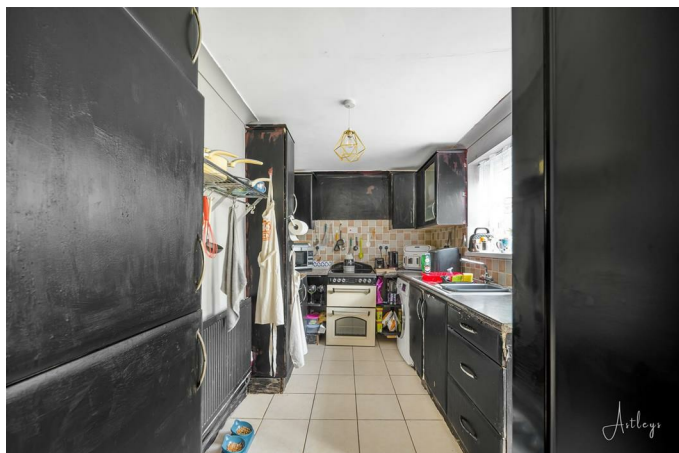


Kitchen 13'10" x 6'10" (4.240 x 2.091)

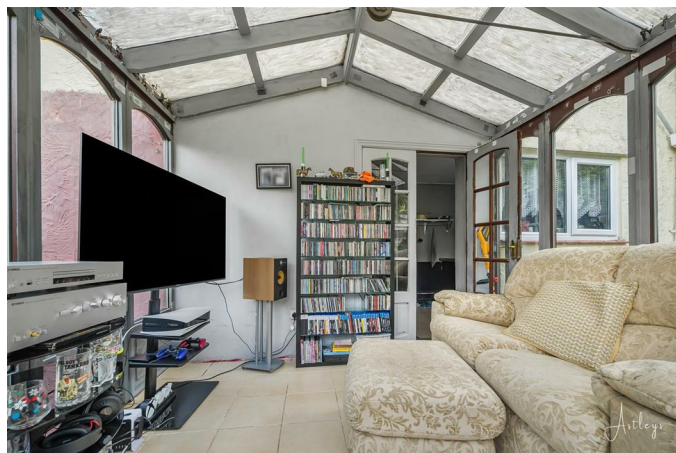


You have a set of double glazed windows to the rear. Set of doors to the conservatory. The kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for American style fridge freezer. Tiled floor. Radiator.

Kitchen



Conservatory



Conservatory 9'4" x 9'11" (2.847 x 3.028)



Glazed on all sides with a set of doors to the rear garden. Tiled floor.

First Floor

Landing

You have a double glazed window to the rear. Door to airing cupboard. Door to bathroom. Doors to bedrooms. Loft access.

Bathroom 5'7" x 8'2" (1.727 x 2.494)



With a frosted double glazed window to the rear. Suite comprising bathtub with shower over. WC. Wash hand basin. Tiled floor. Tiled walls. Radiator.

Bathroom



Bedroom One



Bedroom One 15'3" x 9'8" (4.672 x 2.958)



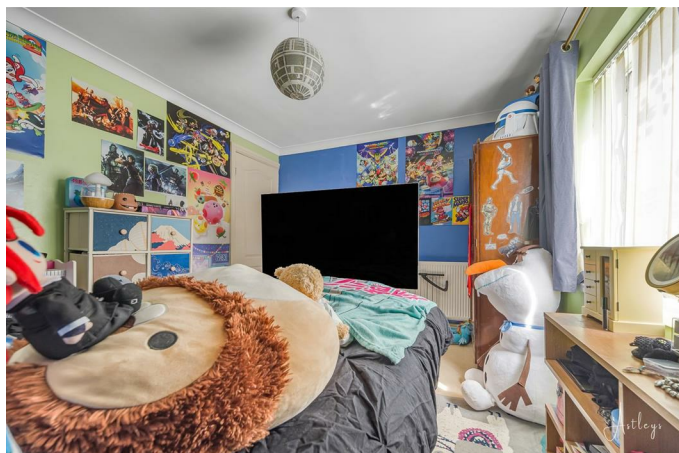
You have a set of double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobe.

Bedroom Two 11'7" x 9'7" (3.549 x 2.939)

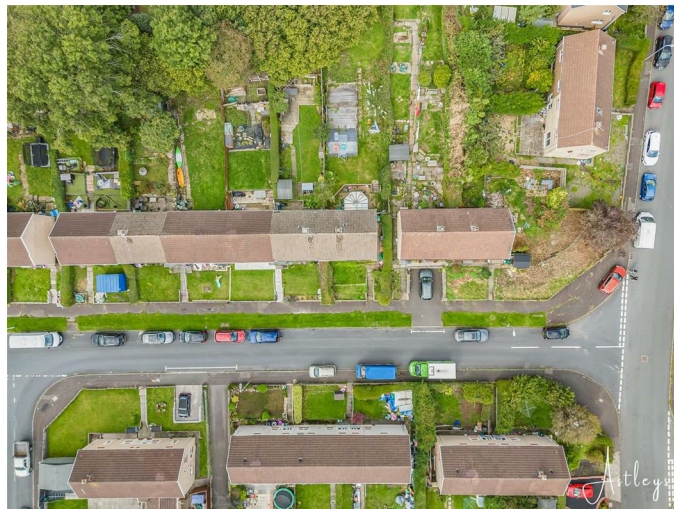


You have a set of double glazed windows to the front offering partial sea views. Radiator.

Bedroom Two



Aerial Aspect



External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



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

Rear



You have a raised lawned garden which in turn has access to a raised decked seating area with ample room for tables and chairs. Steps to a further lawned area. Rear garden is bordered by hedging and fencing.

Rear



Rear



Rear



Services

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

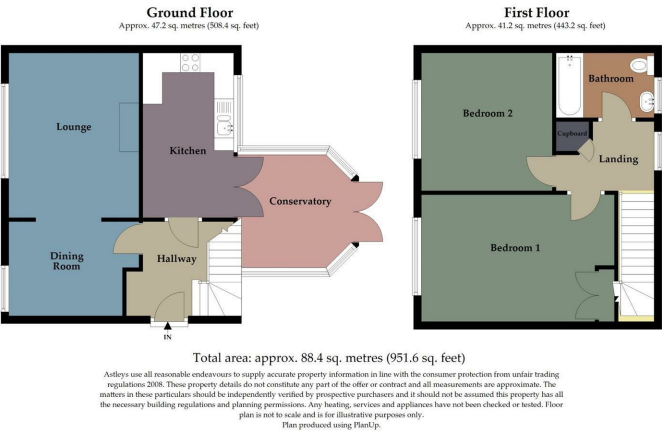
Council Tax Band

Council Tax Band - C

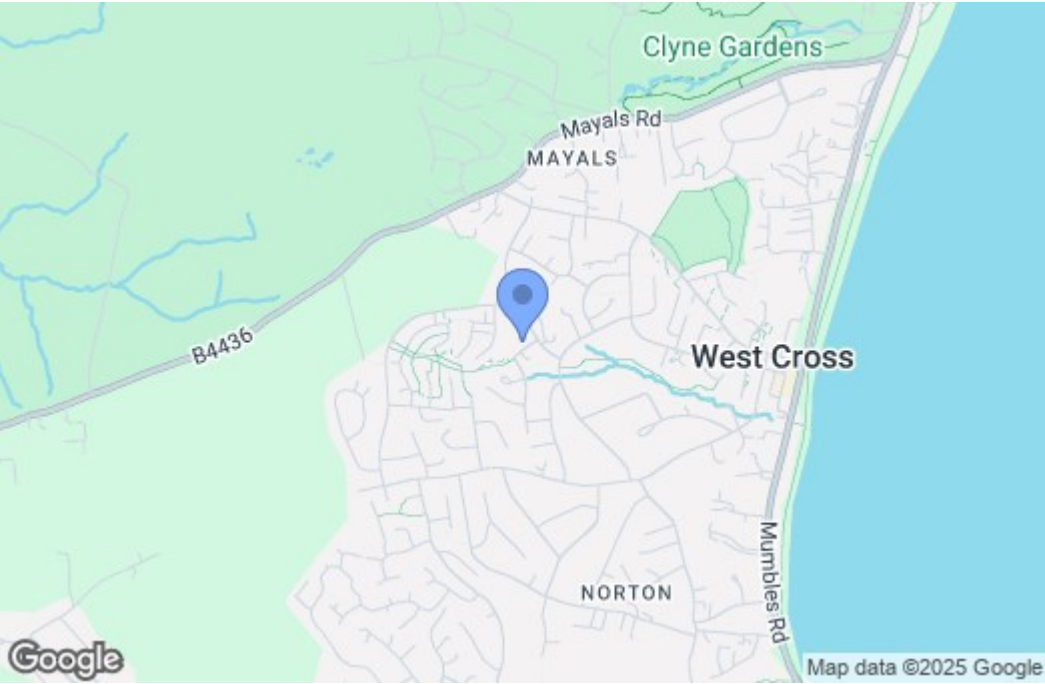
Tenure

Freehold.

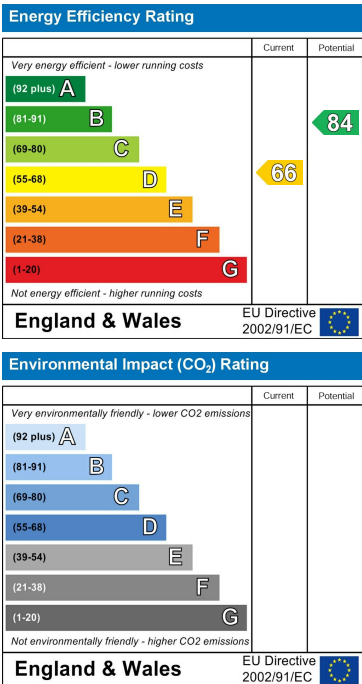
Floor Plan



Area Map



Energy Efficiency Graph



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