



5 Cwrt Emily

Birchgrove, Swansea, SA7 9GE

Asking Price £240,000



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THREE BEDROOM SEMI-DETACHED HOME offering a practical layout with NO CHAIN! The ground floor features a hallway, WC, generous L-shaped open plan living/dining room, double glazed conservatory & kitchen. The living area offers a sociable layout ideal for entertaining & family gatherings, while its defined areas create a cosy, comfortable atmosphere for quieter evenings, with doors opening through to the conservatory for added flexibility. Upstairs, the first floor comprises three bedrooms, including a main bedroom with an en-suite, along with a family bathroom. While the property would benefit from a little updating in places, it already enjoys PVCu double glazing, gas central heating and fresh decor, providing a solid and comfortable base for a buyer to personalise over time.

Outside, the property enjoys a wrap around rear garden extending to the side, with gated access and plenty of scope for outdoor seating, planting or further landscaping. To the front, a private driveway leads to a garage and is complemented by a neat lawn and established shrubs, creating an attractive and welcoming approach. Tucked away in a quiet cul de sac in the popular Birchgrove area of Swansea, the location combines a peaceful residential setting with easy access to local amenities, Morriston Hospital, DVLA and excellent links to the M4, making it particularly convenient for commuters. Call to view now!

Hallway

7'1" x 3'11" (2.16 x 1.21)





Ground Floor WC
5'1" x 3'2" (1.57 x 0.98)

Living/Dining Room
18'11" x 10'8" (5.79 x 3.26)

Kitchen
8'9" x 6'6" (2.69 x 2.00)

Conservatory
10'8" x 10'4" (3.26 x 3.15)

Landing
10'4" x 3'11" (3.15 x 1.21)

Bathroom
6'5" x 6'5" (1.98 x 1.96)

Bedroom One
11'8" x 11'4" (3.58 x 3.46)

En-Suite
5'11" x 5'7" (1.82 x 1.71)

Bedroom Two
13'3" x 8'9" widest (4.04 x 2.67 widest)

Bedroom Three
11'4" x 6'11" (3.46 x 2.13)

External & Location



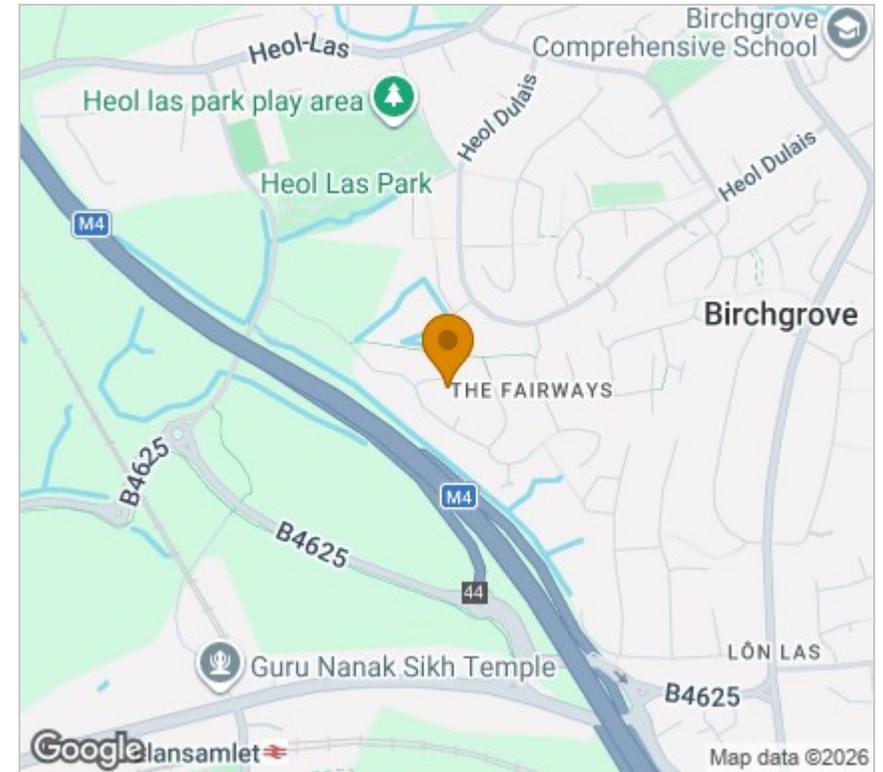
Floor Plan



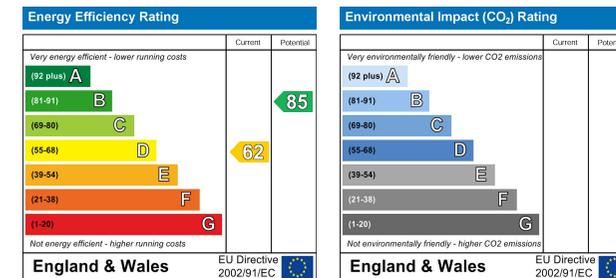
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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