



## Erw Werdd, offers in excess of £220,000

- Conservatory
- Three Bedrooms
- Downstairs WC
- Garage/Driveway
- Close to DVLA
- Close To Morriston Hospital
- Close to M4 Corridor
- EPC Rating: C



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## About the property

This stylish and spacious three-bedroom end terrace property in the sought-after Birchgrove offers the perfect blend of modern family living and practical convenience

Situated close to well-regarded local schools, with excellent access to the M4 and a choice of nearby supermarkets and amenities, this home is ideally located for families and commuters alike.

As you enter the property you will walk into a warm and modern living room, spacious and welcoming, along with a downstairs WC/cloakroom, Open Plan Kitchen/Conservatory along with under floor heating

Upstairs, you'll find three generously sized bedrooms, along with a modern family bathroom. Every room is finished with a clean, modern aesthetic and a sense of space and light throughout.





## Accommodation

### Hall

3' 8" x 5' 1" ( 1.12m x 1.55m )

### Lounge

16' 5" x 14' 9" ( 5.00m x 4.50m )

### Downstairs Wc

4' 7" x 2' 9" ( 1.40m x 0.84m )

### Kitchen

8' x 14' 8" ( 2.44m x 4.47m )

### Conservatory

9' 3" x 13' 6" ( 2.82m x 4.11m )

### Garage

15' 4" x 7' 5" ( 4.67m x 2.26m )

### Bedroom One

12' 3" x 18' 1" ( 3.73m x 5.51m )

### Bedroom Two

10' 8" x 8' 5" ( 3.25m x 2.57m )

### Bedroom Three

8' 1" x 6' 4" ( 2.46m x 1.93m )

### Bathroom

6' 2" x 6' 1" ( 1.88m x 1.85m )

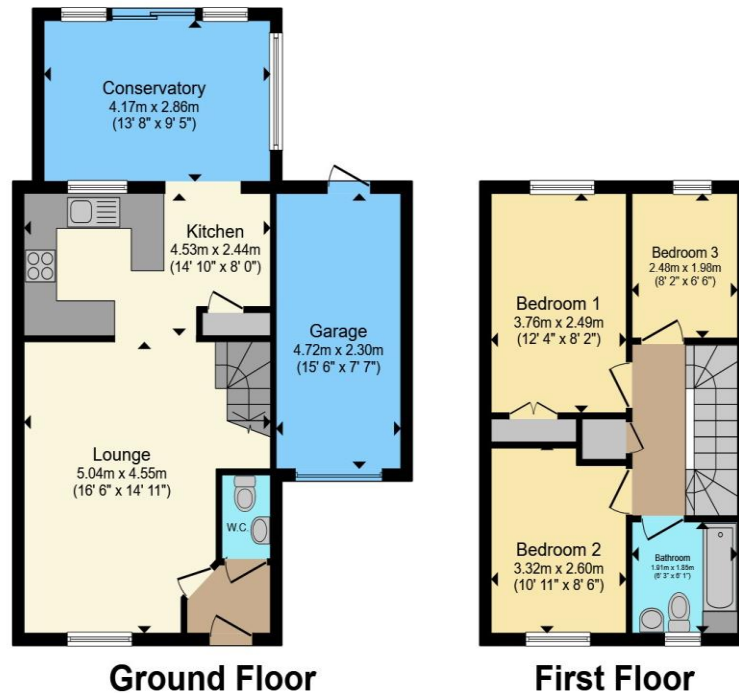
### Landing

9' 6" x 6' 3" ( 2.90m x 1.91m )

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## Floorplan



Total floor area 92.0 m<sup>2</sup> (990 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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