

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

2 1 1



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"

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

Lounge

14'0" x 10'1"

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

Lounge

Kitchen

13'10" x 6'10"

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

9'4" x 9'11"

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

Conservatory

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"

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

15'3" x 9'8"

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 One

Bedroom Two

11'7" x 9'7"

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

Bedroom Two

External

Aerial Aspect

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

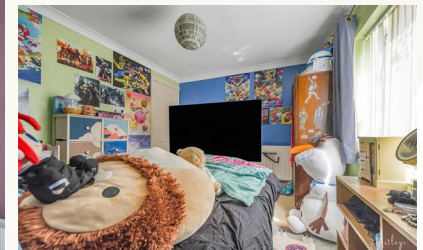
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

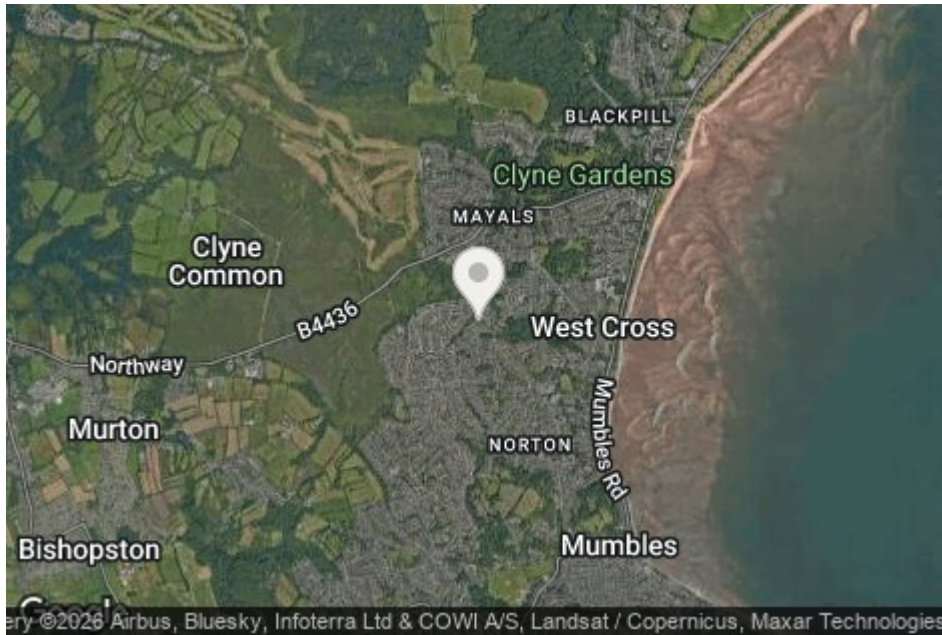
Council Tax Band


Council Tax Band - C

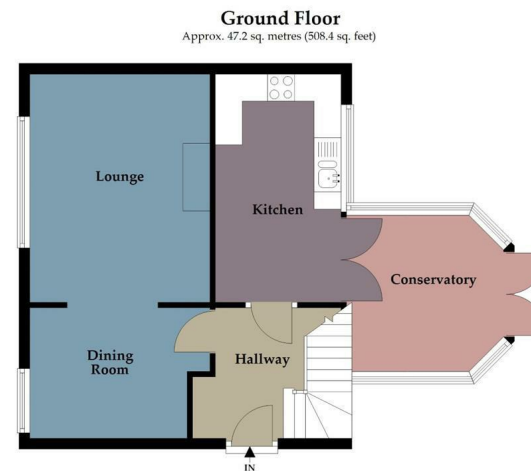
Tenure

Freehold.





| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |



Total area: approx. 88.4 sq. metres (951.6 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.