

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

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# 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**

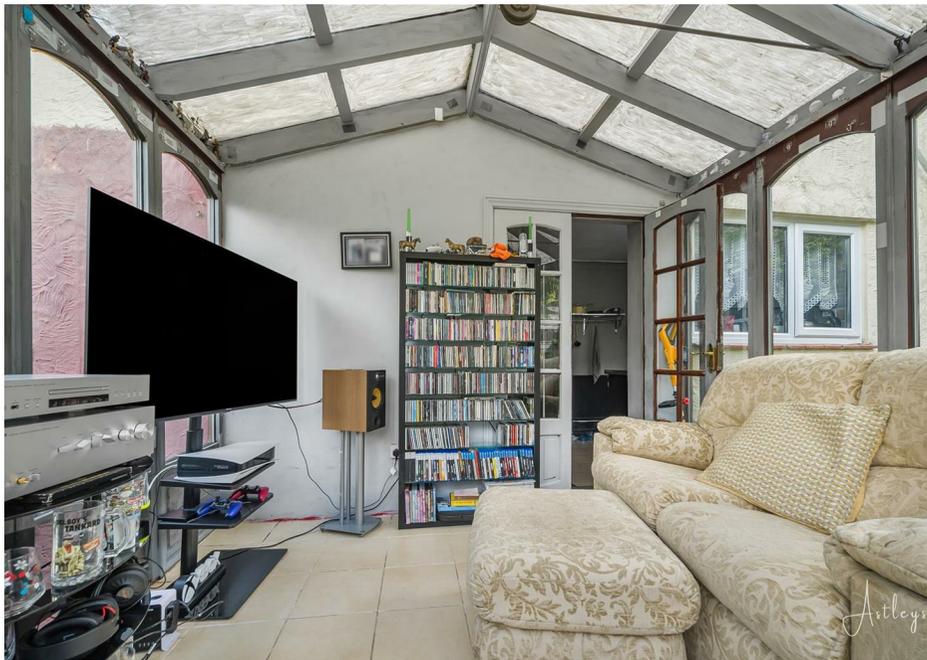
You have a double glazed window to the rear. Door to airing cupboard. Door to bathroom. Doors to bedrooms. Loft access.

#### **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.

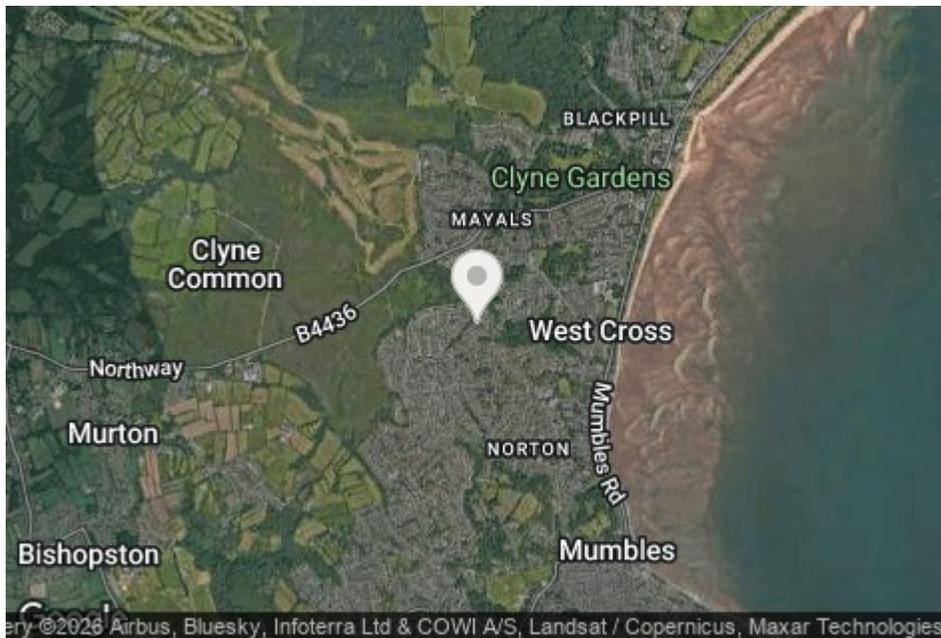
**Council Tax Band**

Council Tax Band - C

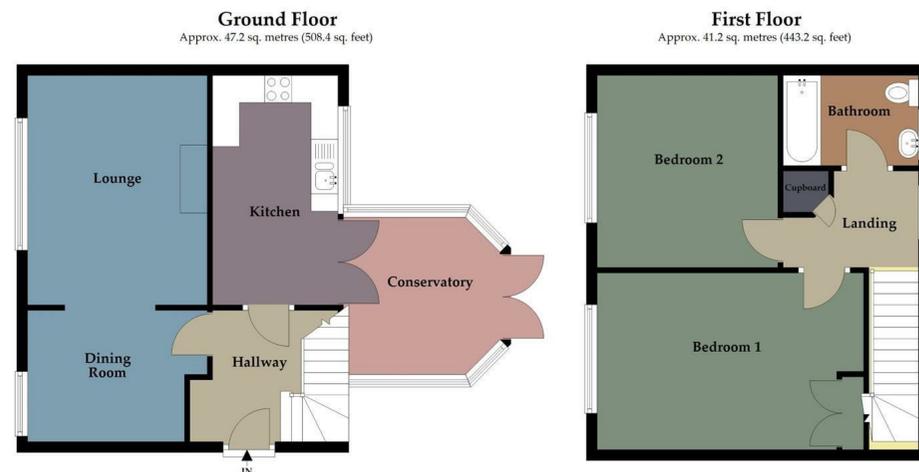
**Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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Plan produced using PlanUp.