



## 61 Herbert Thomas Way, Birchgrove, Swansea, SA7 0HG

**£300,000**

Set within the popular Parc Brynheulog development, this detached home offers approximately 1,044 sq ft of well-designed living space, making it an ideal choice for families. The property also benefits from solar PV panels installed to the roof, helping to improve energy efficiency and reduce running costs.

Upon entering, you are welcomed by the entrance hall leading to a convenient ground floor WC. The ground floor layout, features a front-facing dining room alongside the kitchen and a spacious lounge. Double doors from the lounge open into a light-filled conservatory, creating a seamless connection to the garden and providing a perfect space to relax or entertain year-round. Upstairs, the property continues to impress with three generously sized bedrooms. The master bedroom benefits from its own en-suite shower room, offering a private retreat, while the remaining two bedrooms are served by a family bathroom. Externally, the home enjoys a private lane setting with a driveway to the front providing parking for three vehicles, in addition to a garage for further storage. The rear garden is a standout feature, boasting an enclosed patio area extending from the conservatory, ideal for alfresco dining. A lawn leads to a charming summer house, offering a peaceful space for hobbies, work or relaxation. The location is equally appealing, positioned opposite a pleasant park,

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via double glazed door to front, staircase to first floor, radiator.

#### WC



Two piece suite comprising, wash hand basin and WC. Tiled flooring, radiator, frosted double glazed window to front.

#### Dining Room



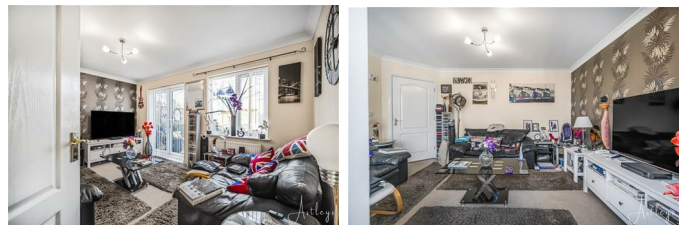
Double glazed window to front, radiator.

#### Kitchen 13'2" x 9'0" (4.01m x 2.75m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, breakfast bar, cupboard housing the recently fitted boiler, built-in fridge/freezer, plumbing for washing machine and dishwasher, built-in electric oven and four ring gas hob, tiled flooring, ceiling spotlights, double glazed window to rear, double glazed door to side.

#### Lounge 11'1" x 14'3" (3.38m x 4.35m)



Featuring a double glazed window to the rear and radiator. Double glazed doors lead seamlessly into the conservatory, enhancing the sense of space and

offering an ideal flow between indoor and additional living areas.

### Conservatory



Overlooking the delightful garden, providing a peaceful setting to relax or entertain. It features double glazed windows to the side and rear, allowing natural light to flood the room while offering pleasant garden views. A double glazed door provides direct access to the garden, creating a seamless indoor-outdoor connection. The addition of a radiator and sun reflecting roof ensures the space can be comfortably enjoyed all year round.

### First Floor

#### Landing



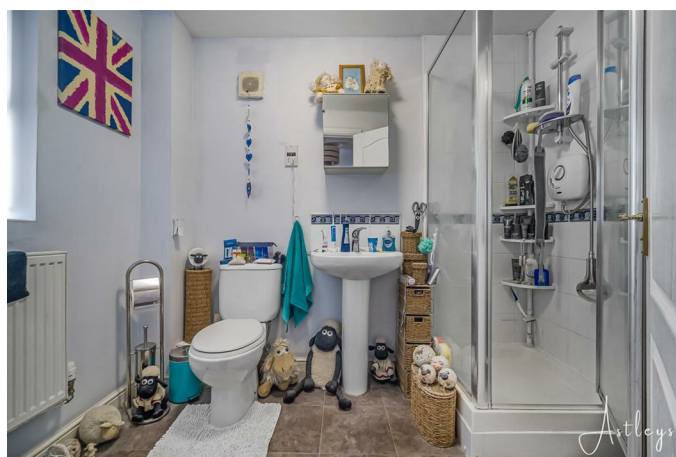
Double glazed window to side, radiator, access to loft with pull down ladder, airing cupboard.

### Bedroom 1 10'2" x 17'10" (3.10m x 5.43m)



Two double glazed windows to front, radiator, door to the en-suite.

### En-suite



Three piece suite comprising wash hand basin, tiled shower cubicle and WC. Radiator, frosted double glazed window to front.

### Bedroom 2 12'3" x 8'4" (3.73m x 2.54m)



Double glazed window to rear, radiator.

### Bedroom 3 7'9" x 8'2" (2.36m x 2.49m)

Double glazed window to rear, radiator.

### Bathroom



Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to rear, radiator.

### External



the home enjoys a private lane setting with a driveway to the front providing parking for three vehicles, in addition to a garage for further storage. The rear garden is a standout feature, boasting an enclosed patio area extending from the conservatory, ideal for alfresco dining. A lawn leads to a charming summer house, offering a peaceful space for hobbies, work or relaxation.

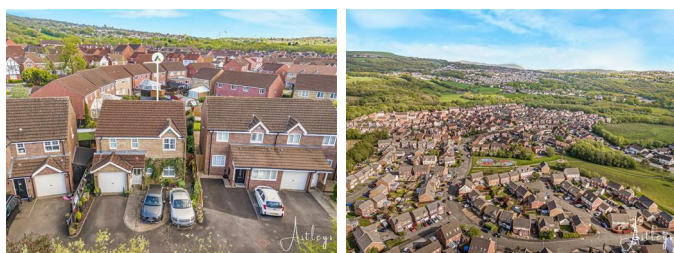
### Front



## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Main Gas.

Water Meter

Solar Panels - Which are owned by the seller.

Parking - Driveway & Garage

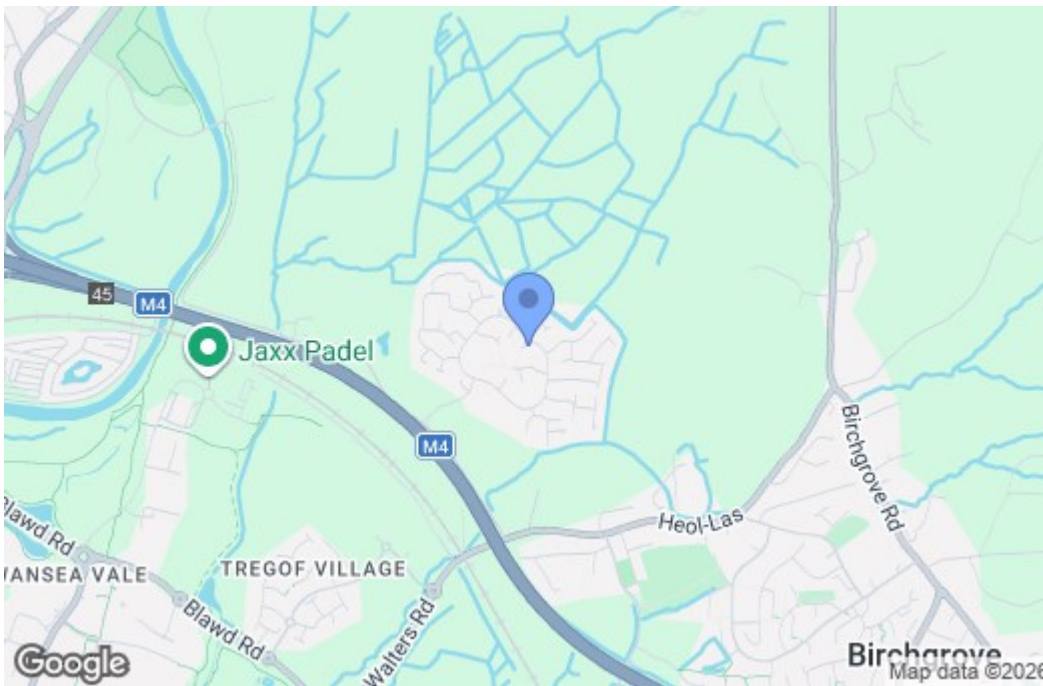
Mobile coverage - EE Vodafone Three O2

Broadband -Basic 3 Mbps Superfast 80 Mbps Ultrafast  
10000 Mbps

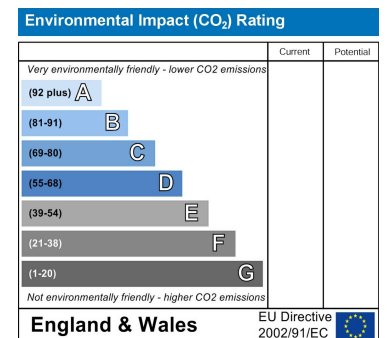
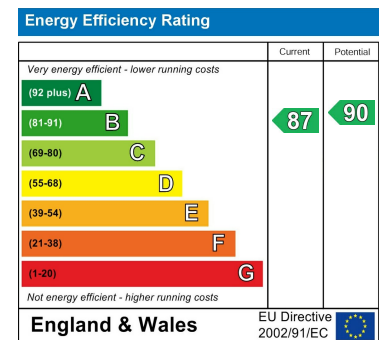
## Floor Plan



## Area Map



## Energy Efficiency Graph



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