



32 Birchgrove Road, Birchgrove, SA7 9JR

Swansea

Fixed Price £680,000

# 32 Birchgrove Road

For Satnav users SA7 9JR

Substantial five-bedroom property in just under an acre. This exceptional home boasts parking for up to 32 vehicles, gated access, and a blend of elegant interiors and practical family living.

## Location

Ideally situated within easy reach of the M4 corridor, this property provides excellent commuter access to Cardiff, Swansea, and beyond. Local amenities, shops, and schools are all close by, making this the perfect location for families and professionals alike.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## **Exterior & Grounds**

The property is approached via electric gates that open onto a long sweeping driveway, offering parking for numerous vehicles and access to the front lawned garden. The grounds extend to just under an acre, providing ample outdoor space for both entertaining and relaxation.

To the rear, the landscaped garden features tiered areas, ideal for outdoor entertainment, leading up to a large open lawned section with a summerhouse and shed; both with electricity. At the top of the garden, a chipped area provides additional leisure space, while a separate storage building with power offers an ideal place for tools or garden equipment.

## **Ground Floor**

The property is entered via a UPVC front door into a spacious and welcoming hallway, featuring an oak staircase and galleried landing that creates an immediate sense of light. From here, there is access to two generous reception rooms and the kitchen/diner. Reception Room One - A large dual-aspect living and dining room with UPVC double-glazed bay window overlooking the rear garden and an additional window to the front. The room is centred around a gas fireplace with decorative surround and benefits from two double radiators and plush fitted carpet. Reception Room Two - a cosy yet well-proportioned second reception room, also located to the front, featuring a gas fireplace, UPVC double-glazed window, and double radiator; ideal as a snug, formal lounge, or playroom. Kitchen / Diner - located at the rear of the property, the oak-fitted kitchen offers a range of matching base and wall units with integrated gas hob, electric oven, and dishwasher. A stainless steel sink and drainer overlooks the rear garden, while French doors open directly to the patio, creating a seamless indoor-outdoor flow. A breakfast bar and space for a dining table make this room the heart of the home. Utility Room - accessible from the kitchen, the utility room provides further matching units and space for freestanding appliances including a washing machine and tumble dryer. The gas combination boiler is housed here, along with a stainless steel sink and drainer and two UPVC double-glazed windows. A door from the utility room leads to a downstairs shower room, fitted with a walk-in shower, WC, hand basin with storage, and a frosted UPVC window. From here, there is also access to a side hallway offering entry to the rear garden, driveway, and converted garage. Converted Garage - Family room - a versatile and well-finished space suitable for use as a home gym, cinema room, guest accommodation, or home office. This room includes two UPVC double-glazed windows to the front, allowing for excellent natural light.

## **First Floor**

A stunning galleried landing with balcony effect overlooks the hallway below and provides access to all five bedrooms and the family bathroom. The landing benefits from a front-facing UPVC window and a double radiator. Bedroom One - a spacious rear-facing double bedroom with floor-to-ceiling fitted wardrobes and an en-suite dressing area comprising a hand basin, WC, and dressing space. Bedroom Two - a front-facing double bedroom with fitted wardrobes, UPVC window, and double radiator. Bedroom Three - another generous double bedroom, also located to the front, featuring built-in wardrobes, UPVC window, and radiator. Bedroom Four - a bright and airy double room with built-in mirrored wardrobe, Velux window, side UPVC window, and a radiator. Bedroom Five - currently utilised as a home office, overlooking the rear garden through a UPVC double-glazed window with radiator beneath. Family Bathroom - a spacious four-piece suite comprising corner bath, separate shower cubicle, WC, and hand basin with storage. The bathroom benefits from three frosted UPVC windows, allowing ample light, and one radiator.

## **Summary**

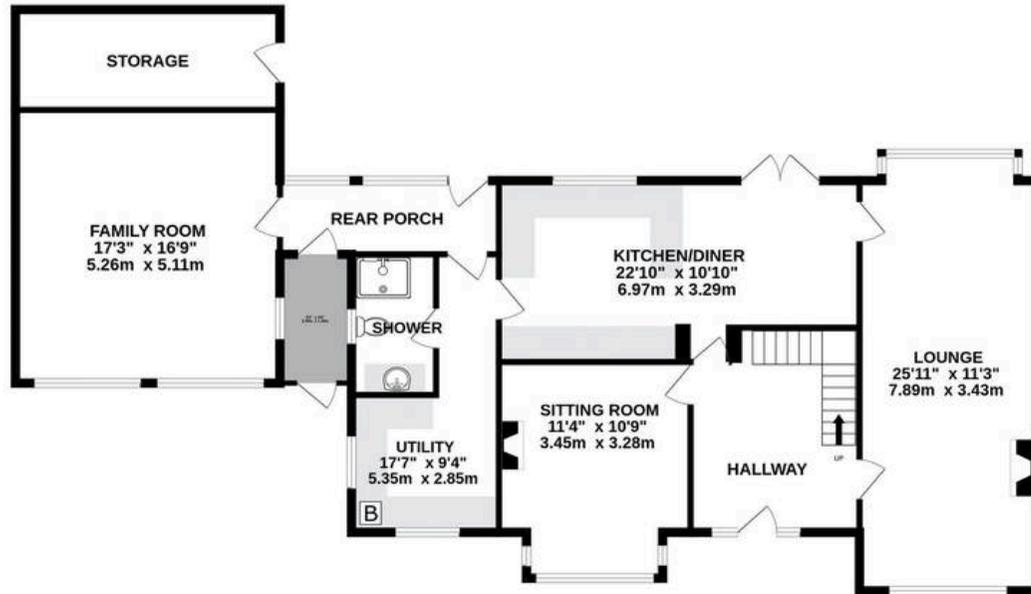
This impressive five-bedroom family home offers extensive living space, beautiful grounds, and outstanding parking capacity, all within a desirable and convenient location. With its blend of elegant interiors and practical amenities; including a converted garage and landscaped garden with powered outbuildings; this property provides an exceptional opportunity for those seeking a statement home with space to grow.



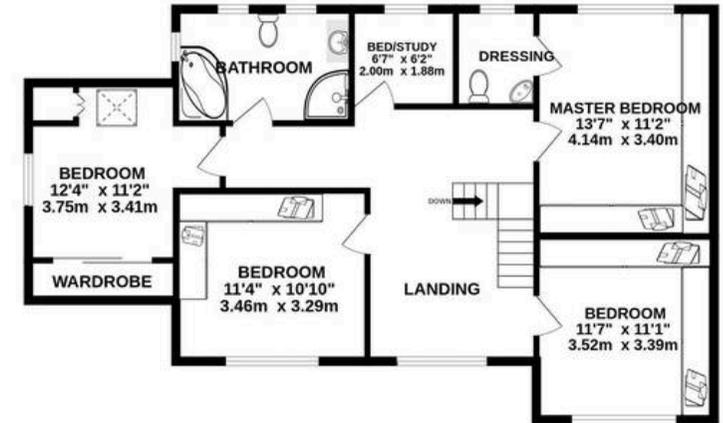
**hrt**  
hrt.uk.com



**GROUND FLOOR**  
1448 sq.ft. (134.5 sq.m.) approx.



**1ST FLOOR**  
926 sq.ft. (86.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2374 sq.ft. (220.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025







**hrt**  
hrt.uk.com

**Herbert R Thomas**

Herbert R Thomas, 33 Alfred Street – SA11 1EH

01639639541 • neath@hrt.uk.com • www.hrt.uk.com/

