



14 Coed Fedwen
Birchgrove, Swansea, SA7 0HA
Offers Over £325,000

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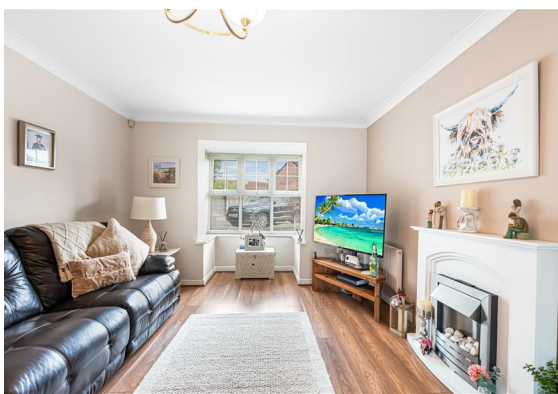
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4 BEDROOM DETACHED HOME, designed for modern family living, the accommodation offers a versatile and well-balanced layout throughout. The welcoming entrance leads to a spacious open-plan lounge and dining area, creating an ideal setting for both everyday life and entertaining. A modern fitted kitchen is complemented by integrated appliances and a practical utility area, while the conservatory provides additional living space and enjoys a seamless connection to the garden. The converted garage offers a valuable third reception room, perfect as a family room, playroom, home office or hobby space. Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families, including a main bedroom with en-suite facilities, alongside a family bathroom.

Occupying a desirable corner position within a peaceful cul-de-sac, the property benefits from additional frontage, providing generous off-road parking and an enhanced sense of space. To the rear, the enclosed garden has been designed with family enjoyment in mind, featuring a lawn and patio area that can be accessed directly from both the kitchen and conservatory, creating excellent indoor-outdoor flow for al fresco dining, summer barbecues and relaxed evenings outdoors. Birchgrove remains one of Swansea's most popular residential areas, particularly with families, thanks to its friendly neighbourhood feel, abundance of nearby green spaces and network of quiet residential streets. The location also offers excellent convenience for commuters, with easy access to Swansea city centre, Morriston Hospital and the M4 corridor. Call to view now!

Hallway
16'9" x 4'0" (5.13 x 1.23)



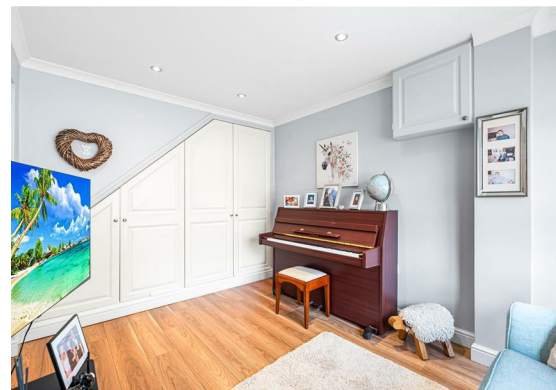


Living Room
12'8" x 10'11" (3.87 x 3.34)

Dining Room
12'7" x 9'0" (3.84 x 2.75)

Conservatory
11'11" x 7'8" (3.64 x 2.35)

Kitchen
15'3" x 8'9" (4.65 x 2.67)



Utility Room

Cloakroom
4'11" x 2'9" (1.52 x 0.86)

Landing
15'9" x 5'10" (4.82 x 1.80)

Bathroom
6'8" x 6'3" (2.05 x 1.93)

Bedroom One
12'4" x 10'11" (3.78 x 3.33)



En-Suite
6'8" x 6'3" (2.04 x 1.91)

Bedroom Two
12'10" x 8'10" (3.92 x 2.71)

Bedroom Three
9'1" x 8'3" (2.77 x 2.52)

Bedroom Four
9'1" x 7'3" (2.79 x 2.23)

External & Location



Floor Plan



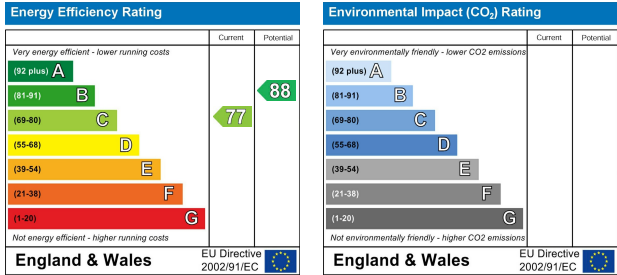
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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