

## 11 Rhiwderyn, Birchgrove, Swansea, SA7 9QE

**Offers Over £150,000**

Located in a popular residential area, this two bedroom home offers an excellent opportunity to create a comfortable and well connected home of your own. Within easy reach of local amenities, respected schools and strong transport links — including convenient access to the M4.

The accommodation is arranged over two floors, beginning with an entrance hall that leads to a fitted kitchen and a light filled living room overlooking the rear garden. Upstairs, there are two double bedrooms, together with a bathroom.

Externally, the front of the property features a lawned garden and driveway leading to a single garage, while to the rear, a generous lawned garden offers excellent outdoor space.

The property is conveniently positioned for local shops, amenities and leisure facilities, while nearby parks and open spaces provide a pleasant setting for walks and recreation.

With its well proportioned rooms, practical layout and sought-after location, this property will appeal to first time buyers or investors.



## The Accommodation Comprises

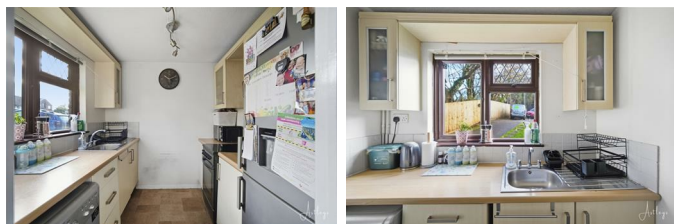
### Ground Floor

#### Hall



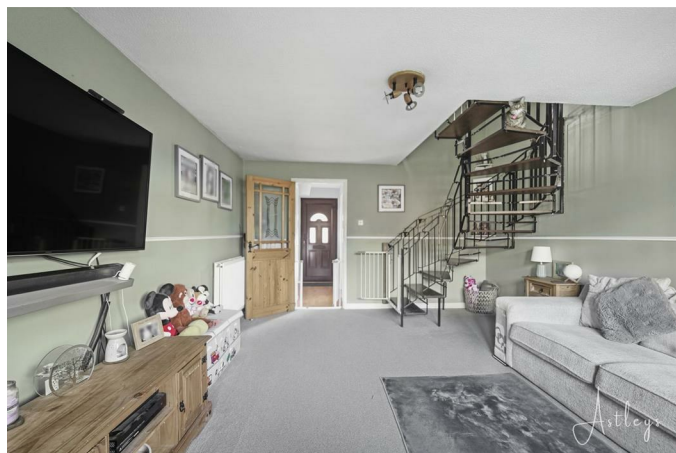
Entered via front door, double glazed window to side, storage cupboard, laminate flooring, radiator.

#### Kitchen 7'7" x 7'2" (2.30m x 2.19m)

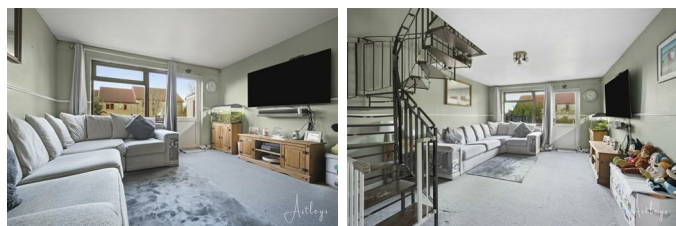


Fitted with a matching range of base and wall units with worktop space over, incorporating a 1½ bowl stainless steel sink with mixer tap. There is plumbing for a washing machine and space for a fridge/freezer and cooker. A double glazed window to the front provides natural light, and the flooring is finished in vinyl.

#### Living Room 15'9" x 12'8" (4.81m x 3.86m)



Featuring a double glazed window to the rear, spiral staircase leading to the first floor and a door providing access to the rear garden. The room benefits from fitted carpet and a radiator.

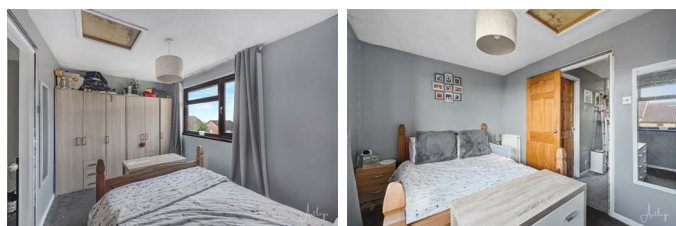


### First Floor

#### Landing

Fitted carpet.

#### Bedroom 1 8'1" x 12'8" (2.47m x 3.86m)



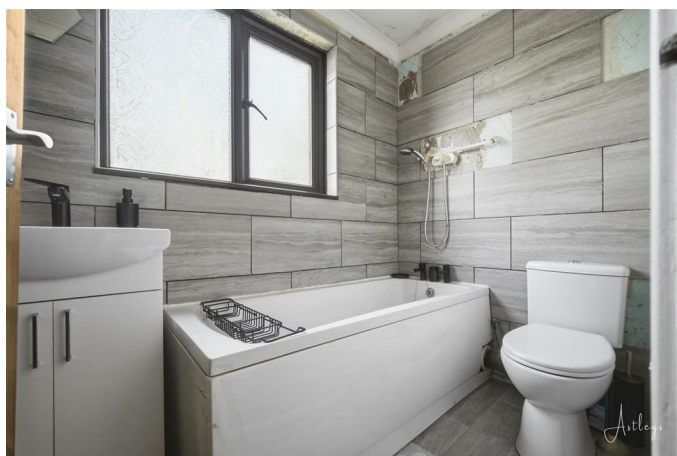
Double glazed window to rear, access to loft, fitted carpet, radiator.

### Bedroom 2 7'6" x 12'8" (2.29m x 3.86m)



Double glazed window to front, storage cupboard housing the boiler, fitted carpet, radiator.

### Bathroom



Fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC. There is a frosted double glazed window to the side, vinyl flooring and a radiator.

### External



To the front of the property you will find a lawn area with driveway leading to garage and side access to the rear garden.

### Garage



Up and over door, door.

### Rear Garden



To the rear of the property there is a good size lawned garden with a paved patio.

### Agent Notes

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.  
Water Meter.

Parking - Driveway and Garage

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 1 Mbps Superfast 80 Mbps

Ultrafast10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

### Aerial Images

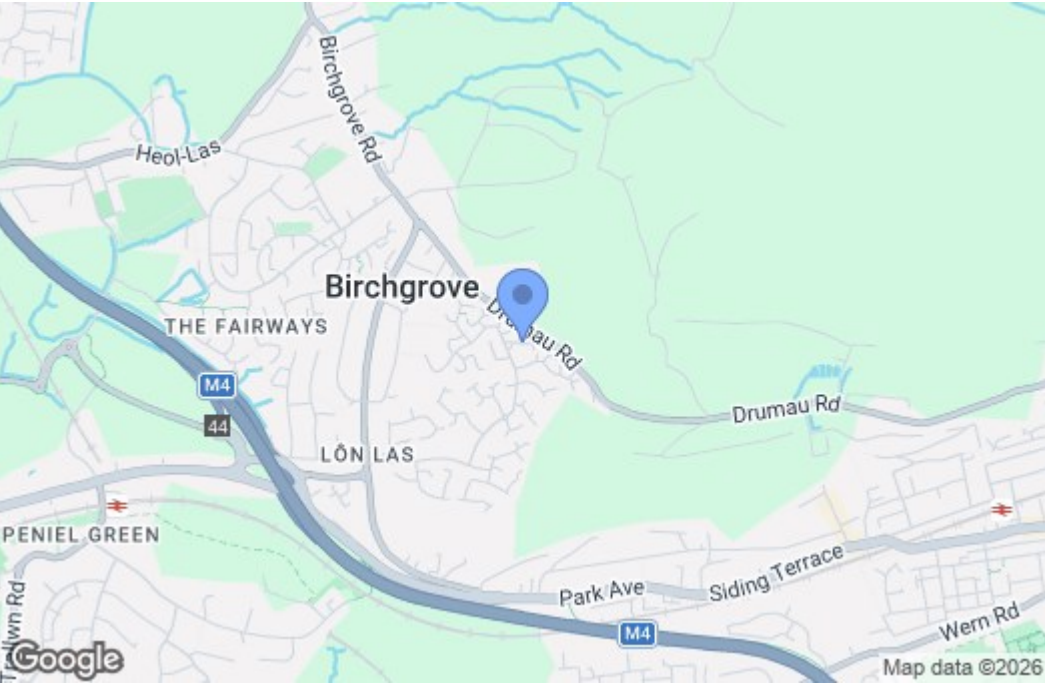




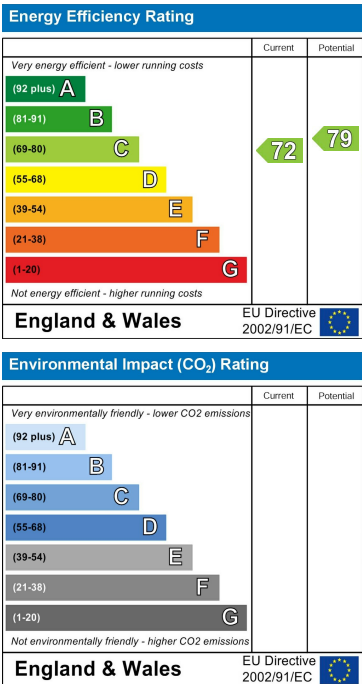
Floor Plan



Area Map



Energy Efficiency Graph



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