



58 Maes Y Wawr, Birchgrove, Swansea, SA7 0HL

£315,000

An impressive three story detached family home located on the ever popular Brynheulog development in Birchgrove. The spacious accommodation comprises to the ground floor; hall, lounge, dining room, kitchen with recently fitted white gloss units and integrated appliances, utility room and cloakroom. To the first floor are three double bedrooms (en-suite to bedroom two) and family bathroom. To the second floor is the master bedroom, dressing room and shower room. Externally to the front is parking for several vehicles and a double detached garage. To the rear is an enclosed garden with lawned and patio areas, side access, lighting and power supply. EPC Rating - C.

The Accommodation Comprises

Ground Floor

Entrance

Via front door with glazed panels to hall.

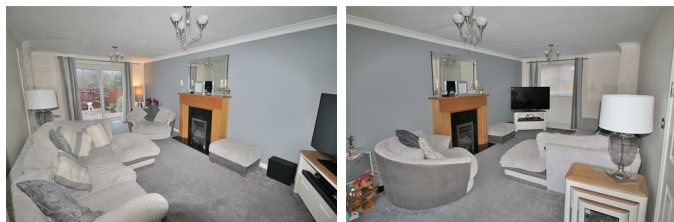
Hall

Two double glazed windows to the front, oak flooring, staircase to the first floor, radiator.

Cloakroom

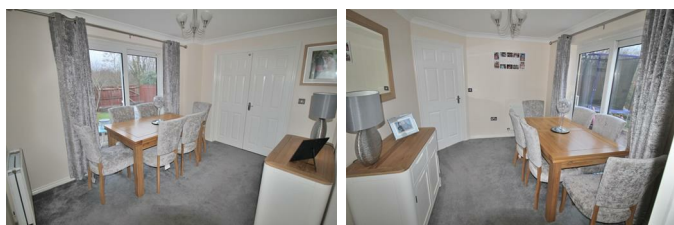
A two piece suite comprising; low level w/c and wash hand basin. Oak flooring, radiator.

Lounge 21'1" x 10'8" (6.43m x 3.25m)



Double glazed window to the front, double glazed sliding patio door to the garden. Gas fire with stone hearth and wooden surround, two radiators.

Dining Room 9'6" x 10'11" (2.90m x 3.32m)



Double glazed sliding patio doors to the rear, radiator.

Kitchen 14'1" x 10'0" (4.30m x 3.04m)



Recently installed white gloss wall and base units with LED plinth and under counter lighting. Inset one and half bowl sink with swan neck mixer tap and drainer, tiled splashbacks. Integrated fridge/freezer, dishwasher, double electric oven and induction hob

with extractor hood over. Double glazed window to the front, ceiling spotlights, tiled flooring, radiator.

Utility Room 6'8" x 5'3" (2.03m x 1.61m)

Wall and base units with inset stainless steel sink, plumbed for washing machine. Door to the rear, tiled flooring, radiator.

First Floor

Landing

Double glazed window to the front, staircase to the second floor, airing cupboard housing hot water tank, radiator.

Bedroom 2 14'11" x 10'8" (4.55m x 3.25m)



Double glazed windows to the front and side, fitted mirrored wardrobes, radiator.

En-suite



A three piece suite comprising; shower cubicle, wash hand basin and low level w/c. Frosted double glazed window to the rear, laminate flooring, radiator.

Bedroom 3 12'0" x 9'6" (3.66m x 2.90m)

Double glazed window to the front, radiator.

Bedroom 4 8'9" x 9'6" (2.67m x 2.90m)



Double glazed window to the rear, radiator.

Bathroom

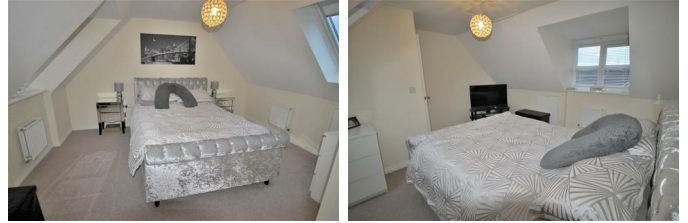


A white three piece suite comprising; panelled bath with shower attachment, wash hand basin with vanity storage and low level w/c. Frosted double glazed window to the rear, laminate flooring, part tiled walls, radiator.

Second Floor

Landing

Master Bedroom 13'9" x 13'3" (4.20m x 4.03m)



Double glazed windows to the front and rear, eaves storage, radiator.

Dressing Room 8'8" x 10'8" (2.64m x 3.25m)

Double glazed window to the front, eaves storage, radiator.

Shower Room



A three piece suite comprising; shower cubicle, wash hand basin and low level w/c. Double glazed window to the rear, laminate flooring, part tiled walls, radiator.

External

Front

Parking for several vehicles, double detached garage.

Rear



Enclosed rear garden with lawned and patio areas,
power and lighting.

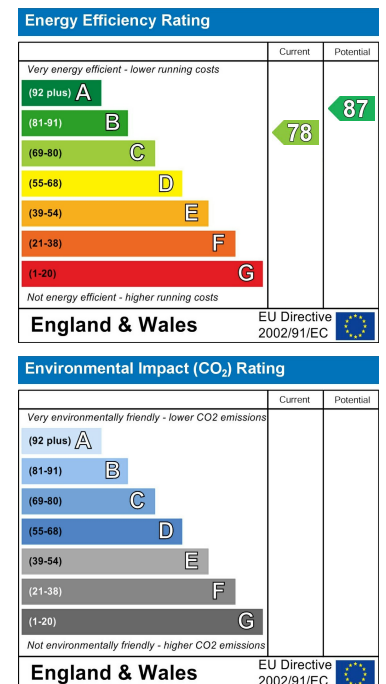
Floor Plan



Area Map



Energy Efficiency Graph



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