



41 Rhydycoed, Birchgrove, Swansea, SA7 9PE

£179,950

We are pleased to offer for sale this three bedroom detached bungalow situated in the popular Birchgrove area. Located conveniently to all local amenities, train station, Morriston Hospital and with easy access to M4.

The accommodation comprises; lounge, kitchen/dining room, shower room and three bedrooms. Externally there is a driveway leading to a detached garage and to the rear is an enclosed garden with lawn and patio areas, shed and greenhouses.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Hallway

Doors leading to all 3 bedrooms, lounge, kitchen/dining room and shower room. Radiator.

Lounge 11'10" x 18'10" (3.61m x 5.73m)



Double glazed window to front, radiator.

Kitchen/Dining Room 12'9" x 18'10" (3.88m x 5.73m)



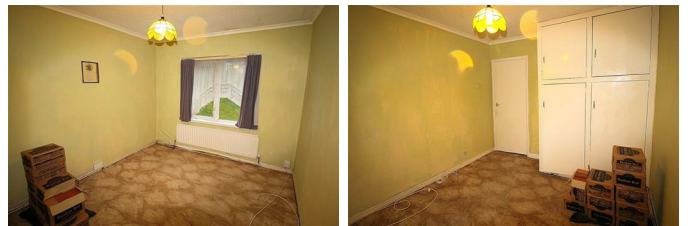
Double glazed windows and door leading to rear garden. Fitted with a range of wall and base units with worktop over, fitted electric oven, integrated electric hob with extractor hood. Tiled floor, part tiled walls, storage cupboard that houses the boiler, radiator, uPVC double glazed door to side of property.

Bedroom 1 13'1" x 11'11" (3.99m x 3.63m)



Double glazed window to front, radiator.

Bedroom 2 9'3" x 11'11" (2.82m x 3.63m)



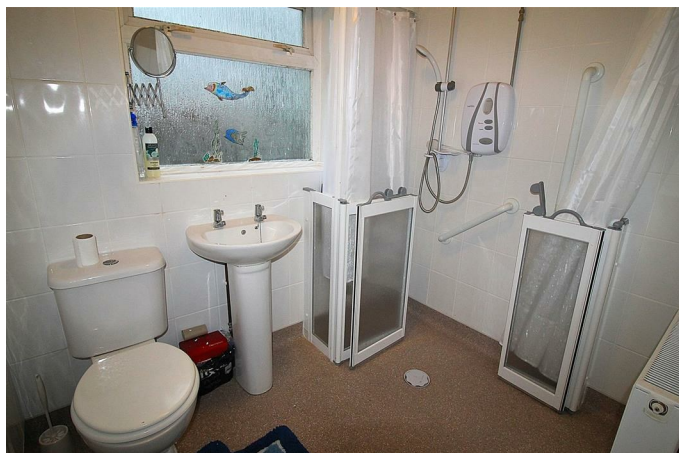
Double glazed window to side, radiator.

Bedroom 3 9'10" x 11'11" (3.00m x 3.63m)



Double glazed window to rear, radiator.

Shower Room



Double glazed frosted window to rear, three piece suite comprising; wash hand basin, low level w/c and wet room style shower. Tiled walls, wet room style flooring, radiator.

External

Front Garden



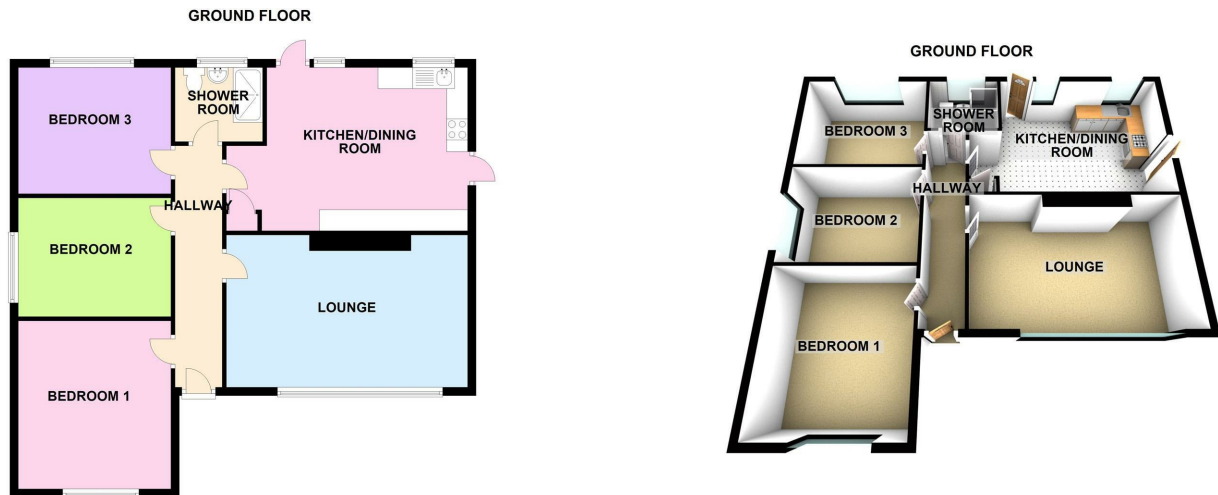
Paved driveway with a garage and lawn area.

Rear Garden



Enclosed garden with lawn and patio areas complete with shed and greenhouses.

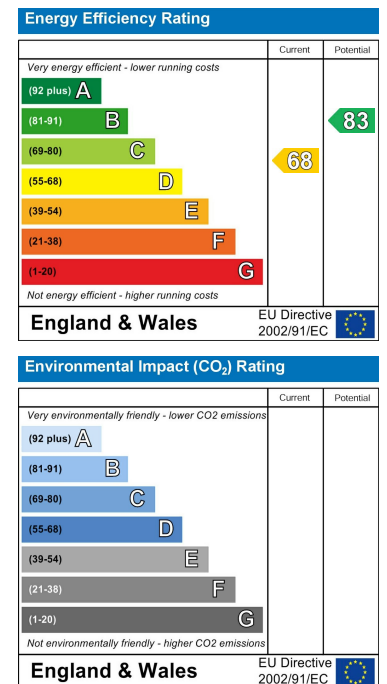
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.