



# 102 Birchgrove Road

Birchgrove, Swansea, SA7 9JS

**£255,000**

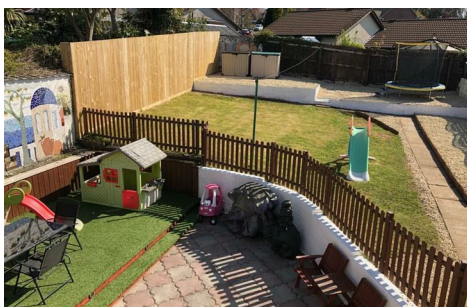


VIDEO TOUR AVAILABLE

Rare opportunity to purchase this beautifully presented traditional three bedroom detached property with two reception rooms, large newly landscaped rear garden and driveway parking for several vehicles.

The property offers ideal family living with two large reception rooms, modern fitted kitchen/diner. First floor comprises three bedrooms, bathroom and separate WC. Externally the property has a spacious driveway for several vehicles. Front garden with balcony area and to the rear a newly landscaped rear garden.. UPVC double glazing, Gas central heating. Freehold.

EPC - E.



## FULL DESCRIPTION

### PORCH

Entered via entrance door. Laminate flooring. Door leading to:

### LOUNGE

20'1 x 12'4 (6.12m x 3.76m)

UPVC double glazed window to front. Gas fire with feature surround. Stairs to first floor. Under stair storage. Laminate flooring.

### SITTING ROOM

13'7 x 12'5 (4.14m x 3.78m)

UPVC double glazed french doors to front leading to balcony. Upstanding radiator. Laminate flooring.

### KITCHEN/DINING ROOM

11'10 x 11'2 (3.61m x 3.40m)

UPVC double glazed french doors to rear garden. Fully fitted kitchen with a range of base and wall units with complimentary work surfaces. Integrated microwave. Integrated electric oven. Plumbing for washing machine and tumble dryer. One and a half sink with drainer. Integrated fridge/freezer. Skylight. Radiator. Wood effect flooring.

### FIRST FLOOR

#### LANDING

UPVC double glazed window to rear. Access to loft. Airing cupboard. Doors leading to:

#### BEDROOM 1

12'51 x 10'4 (3.66m x 3.15m)

UPVC double glazed window to front. Radiator. Laminate flooring.

#### BEDROOM 2

12'45 x 10'5 (3.66m x 3.18m)

UPVC double glazed window to front. Built in wardrobes. Radiator.

#### BEDROOM 3

9' x 2' (2.74m x 0.61m)

UPVC double glazed window to side. Radiator. Laminate flooring.

#### BATHROOM

UPVC double glazed obscured glass window to side. Three piece suite comprising a walk in shower cubicle. Fully panelled bath. Vanity unit wash hand basin with mixer tap. Heated towel rail. Laminate flooring.

#### WC

UPVC double glazed obscured glass window to rear. Low level WC with dual flush. Vanity unit wash hand basin. Laminate flooring.

### EXTERNAL

#### FRONT

Driveway parking for several vehicles. Balcony area suitable for alfresco dining. Chipped area. Mature shrubs.

#### REAR

Beautiful recently landscaped fully enclosed rear garden. Garden shed. Large patio area a suitable for alfresco dining and child's play. Area laid to lawn. Chipped areas.

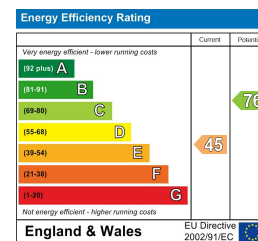
## AREA MAP



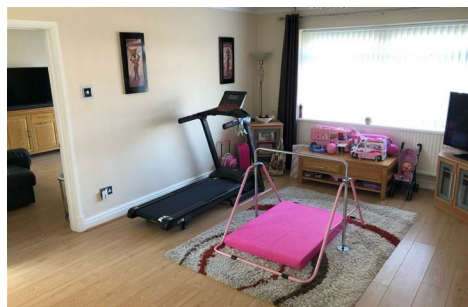
## FLOOR PLANS



## EPC



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135 Woodfield Street, Morrision, SA6 8AL

T 01792 700 777 E mo@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

