



606 Birchgrove Road, Glais, Swansea, SA7 9EN

£370,000

Offered for sale with No Chain a four/five bedroom detached home set in the sought after Village of Glais.

This spacious home and been adapted for disabled needs to include a lift from the hallway to the bedroom, hoists, bathroom, carers area, Wet/Spa Room and wheel chair access. The accommodation comprises of a spacious entrance hall, cloakroom, wet/spa room, dining room, lounge, kitchen, conservatory and a utility room on the ground floor. On the first floor you will find four/five bedrooms and two bathrooms.

The property has the benefit of gas central heating, double glazing, ample off road parking and a rear garden. Glais has good links to the M4, Brecon Beacons, City Centre, Schools and amenities. EPC - C

The Accommodation Comprises

Ground Floor

Hallway



Entered via double glazed doors to front into a spacious hallway with two double glazed windows to front, two double glazed windows to side, two radiators, part laminate and part tiled flooring, lift going up to the bedroom, staircase to first floor.

Inner Hall

Radiator, storage cupboard.

WC



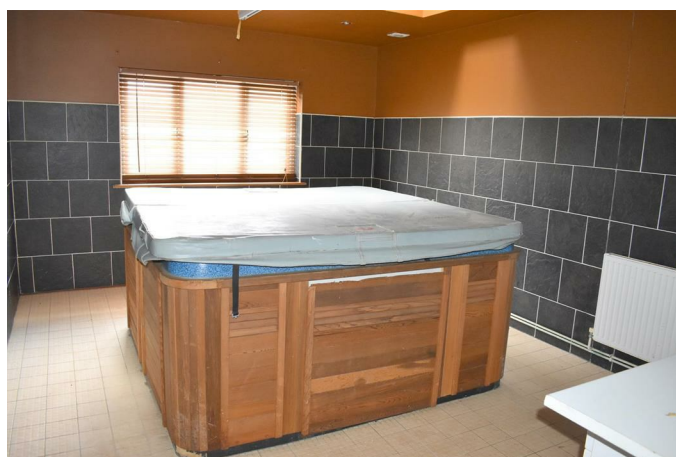
Two piece suite comprising, wash hand basin and WC. Half tiled walls, tiled flooring, frosted double glazed window to side, radiator.

Store Room/Study



Double glazed window to side, fitted with base units with worktop space over.

Wet Room



Mechanical hoist, hot Tub Spa, double glazed window to front, radiator.

Dining Room 11'2" x 12'0" (3.40m x 3.66m)



Double glazed french doors to front, radiator.

Kitchen 11'1" x 16'6" (3.39m x 5.02m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, space for fridge/freezer, gas points for cooker, double glazed window to rear, radiator, tiled flooring.

Utility Room 6'6" x 9'10" (1.98m x 3.00m)

Plumbing for washing machine, two double glazed windows to side and one to rear, tiled flooring, freestanding boiler, double glazed door to rear.

Store Room

Window to rear, radiator.

Lounge 23'6" x 12'10" (7.17m x 3.90m)



Two radiators, double glazed patio doors to the conservatory.

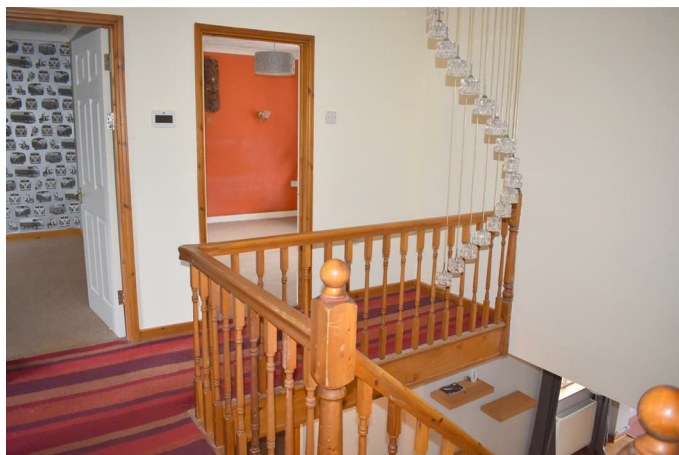
Conservatory



Double glazed windows to side and rear, double glazed door to rear leading to the garden, tiled flooring.

First Floor

Landing



Access to loft, radiator.

Bedroom 1 11'0" x 12'0" (3.35m x 3.66m)



Double glazed window to front, radiator.

Bedroom 2 11'2" x 12'0" (3.40m x 3.66m)



Double glazed window to rear, radiator.

Bedroom 3 10'10" x 12'9" (3.30m x 3.88m)



Double glazed window to rear, radiator.

Bathroom



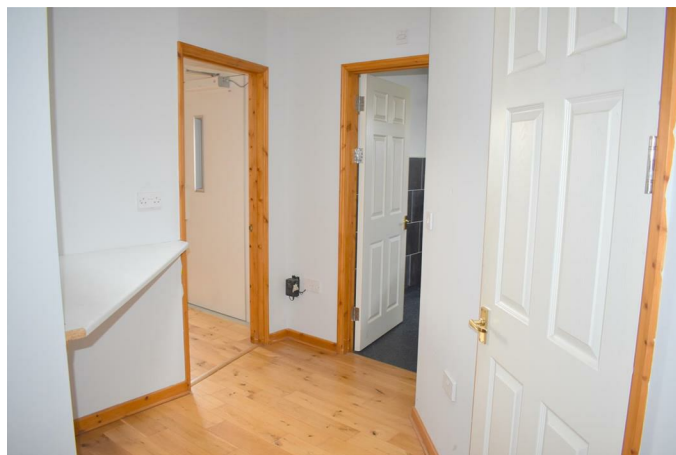
Four piece suite comprising bath, wash hand basin, corner shower cubicle and WC. Tiled walls, double glazed window to rear, two heated towel rails, tiled flooring.

Sitting Room/Bedroom Five 11'5" x 12'10" (3.47m x 3.90m)



Adapted room which has mechanical hoist, wood flooring, laminate flooring, radiator, open plan to the hallway.

Hall



Skylight, laminate flooring, storage cupboard housing the boiler.

Wet Room/Bathroom



Wet room comprising of specialised disability bath, wash hand basin and WC. Mechanical hoist, part tiled walls, two radiators, frosted double glazed window to front, skylight.

Bedroom 4 23'3" x 10'10" (7.08m x 3.31m)



Double glazed windows to front and side, storage cupboards, two radiators, laminate flooring, access via ground floor lift.

External



To the front of the property is a driveway which provides parking for multiple vehicles. Stone chip front garden. Steps leading up to front door with a purposely built wheelchair ramp and side access to the rear garden.

The rear garden is paved with further stone chip borders, raised decked area providing access to conservatory.

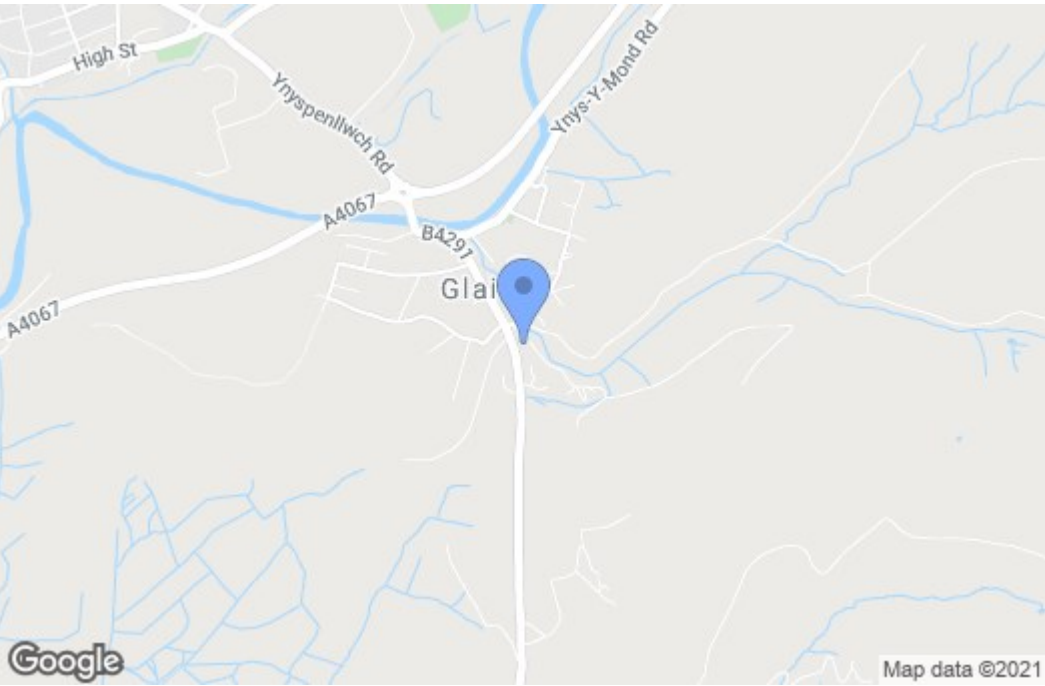
External



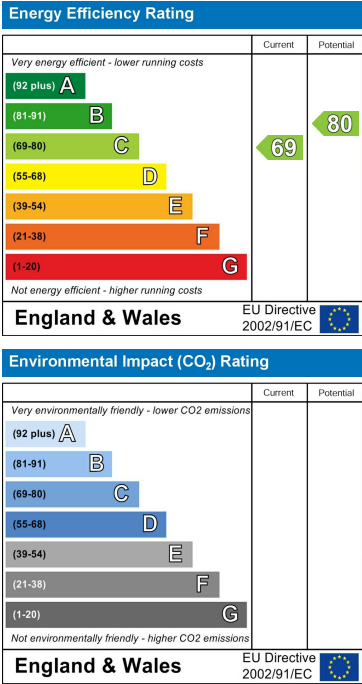
Floor Plan



Area Map



Energy Efficiency Graph



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