



No. 86
ESTATE AGENCY



9 Cwrt Emily, Birchgrove, Swansea, SA7 9GE

Offers In Excess of £320,000



Welcome No. 9

This substantial home is set in a quiet residential development just a short distance from the M4 motorway and is perfect for a growing family.

Tastefully decorated throughout and briefly comprising of welcoming entrance hallway, lounge, study, solid oak kitchen/breakfast room, solid oak utility room, cloakroom, formal dining room, four bedrooms with two en-suites and a modern family bathroom.

Benefiting further from a detached garage with roller shutter door, off road parking and a beautifully presented rear garden that has been landscaped to provide a paved patio, wooden sun deck and lawn with a mature plant and shrub border plus a wooden storage shed with lighting.

This really is a special home and must be seen!!!

Entrance
Entered via an obscure uPVC double glazed door into



Hallway

Coving to ceiling, wall mounted consumer unit, dado rail, radiator, wood effect laminate flooring, door to under stairs storage cupboard, electric socket, doors to:

Lounge 3.40 x 4.65

Coving to ceiling, uPVC double glazed bay window, radiator, wood effect laminate flooring, electric steam simplex fire with decorative surround with granite hearth, radiator.

Study/Reception Two 2.72 x 4.38

Coving to ceiling, uPVC double glazed bay window, radiator, wood effect laminate flooring, door to storage area.

Kitchen/Breakfast Room 3.53 x 2.96

Fitted with a solid oak shaker style kitchen with work surface over, five ring gas hob with electric oven and grill under and extractor fan over, stainless steel sink with drainer and mixer tap, integrated dishwasher, tiled splash back, wood effect laminate flooring, coving to ceiling, radiator, uPVC double glazed window, doors to:

Utility room 1.60 x 1.81

Fitted with a solid oak wall and base units housing integrated washing machine, integrated tumble dryer, stainless steel sink with drainer and mixer tap, tiled splash back, coving to ceiling, wood effect laminate flooring, radiator, obscure uPVC double double glazed door.



Cloakroom 1.61 x 1.06

Fitted with a two piece suite comprising of W.C and wash hand basin, wood effect laminate flooring, chrome heated towel rail, part tiled walls, obscure uPVC double glazed window, coving to ceiling.

Dining Room 2.89 x 2.98

Coving to ceiling, radiator, wood effect laminate flooring, uPVC double glazed french doors.

Landing

Access to loft with pull down ladder half boarded and fully insulated, radiator, dado rail, doors to:



Bedroom Two 2.85 x 5.05

uPVC double glazed window, radiator, wood effect laminate flooring, built in wardrobes and drawers, door to:

En-suite 1.68 x 1.59

Fitted with a modern three piece suite comprising of shower, wash hand basin and W.C, tiled walls, wood effect vinyl flooring, uPVC obscured double glazed window, chrome heated towel rail, electric shaver point, extractor.

Bedroom Four 2.86 x 2.87

uPVC double glazed window, wood effect laminate flooring, radiator.



Family Bathroom 1.94 x 195

Fitted with a three piece suite comprising of bath with shower over, W.C and wash hand basin, tiled walls, tiled floor, chrome heated towel rail, obscure uPVC double glazed window, extractor fan, chrome heated towel rail.

Bedroom Three 2.93 x 3.26

uPVC double glazed window, wood effect laminate flooring, radiator.

Master Bedroom 4.77 x 3.23

uPVC double glazed window, radiator, wood effect laminate built in sliding wardrobes, door to:

En-suite 1.66 x 2.00

Fitted with a three piece suite comprising of bath with rainwater shower over and glass modesty screen, vanity unit housing wash hand basin and W.C, chrome heated towel rail, part tiled walls, wood effect vinyl flooring, obscure uPVC double glazed window, extractor fan, electric shaver point.



External

This beautiful home sits on a generous plot and boasts a drive and pretty front garden that has been mainly laid to lawn with an outside socket. A further parking space lies to the front of the detached garage.

Garage 3.18 x 4.75

Electric roller shutter door, sockets and lighting, storage to the ceiling, uPVC double glazed door into:

The rear garden has been tiered to provide a paved patio with steps leading upto the lawn with a mature plant and shrub border and sun deck and outdoor tap. There is also a wooden storage shed with electric and lighting plus a gate.

This really is a lovely home and must be seen!!!



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		