



Heol Brithdir

Swansea, SA7 9PZ

£280,000



Three bedroom detached family home in a popular residential location. Lounge, kitchen/diner, conservatory, cloakroom, first floor bathroom, driveway to side leading to the detached garage and benefits from an enclosed garden. No onward chain. Viewing recommended to appreciate further potential.



Ground Floor

Entrance Hall

Upvc double glazed door to front. Radiator. Stairs to first floor. Laminate flooring.

Cloakroom

Upvc double glazed window to front. Two piece suite comprising low level wc and wash hand basin. Radiator. Laminate flooring.

Lounge 15'0 x 11'7

Upvc double glazed window to front. Radiator. Laminate flooring. Under stairs storage cupboard.

Kitchen/Diner 15'1 x 8'8

Fitted with a range of cream wall and base units incorporating single drainer sink unit with mixer tap over. Quartz worktops. Built-in electric oven with gas hob and extractor fan over. Plumbed for washing machine and dish washer. Vinyl flooring. Radiator. Upvc double glazed window to rear. Cupboard housing gas boiler. Open plan to;

Conservatory 11'3 x 9'3

Upvc double glazed windows with French doors to side. Vinyl flooring.

First Floor

Landing

Upvc double glazed window to side. Loft access.

Bedroom One 13'3 to wardrobes x 9'1

Two upvc double glazed windows to front. Radiator. Built-in wardrobes. Over stairs storage cupboard.

Bedroom Two 9'0 x 8'6

Upvc double glazed window to rear. Radiator. Laminate flooring.

Bedroom Three 9'0 x 6'4

Upvc double glazed window to rear. Radiator. Laminate flooring.

Bathroom 6'0 x 5'9

Three piece suite comprising low level wc, wash hand basin and bath with mixer tap shower attachment. Splash back tiling to walls. Radiator. Upvc double glazed window to side.

Gardens

Lawned area to front. Side gated access into the rear enclosed garden which has a paved area, lawned garden and decked area with enclosed seating area.

Parking

Driveway to side providing parking for at least two vehicles leading to the detached garage.

General Information

Tenure: Freehold

Council Tax: Band C

EPC: awaited

There is no onward chain with this property.

All viewings by appointment only via Sullivans Estate Agents

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Area Map



Floor Plans



Energy Efficiency Graph

