



## Birchgrove Road

Swansea, SA7 9JU

**Offers over £200,000**



Semi-detached home in a popular residential location within walking distance to local shops and Birchgrove Primary and Secondary Schools. Lounge/diner and modern fitted kitchen to the ground floor, three bedrooms and bathroom to the first floor and an attic room which has been used as a fourth bedroom. Gas combination heating, upvc double glazing, good size established garden and driveway for parking. No onward chain.



## Ground Floor

### Entrance Hall

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

### Lounge/Dining Room 22'5 x 12'0 max (10'1 min)

Dual aspect room with Upvc double glazed windows to front and rear. Two double radiators. Two small alcove storage cupboards. Under stairs pantry. Fire inset area which offers potential.

### Kitchen 12'7 x 9'0

Modern fitted kitchen with a range of white wall, base and drawer units incorporating stainless steel single drainer sink unit with mixer tap. Built-in electric oven with gas hob and stainless steel extractor over. Splash back tiling over worktops. Plumbed for washing machine and space for a fridge/freezer. Vinyl flooring. Tall slimline radiator. Upvc double glazed window to side. Newly installed Upvc double glazed door to rear.

## First Floor

### Landing

Stairs to attic room with cupboard under. Upvc double glazed window to front.

### Bedroom One 11'3 x 10'6 max

Upvc double glazed window to front. Radiator.

### Bedroom Two 10'1 x 9'0

Upvc double glazed window to rear. Radiator.

### Bedroom Three 9'4 x 5'8

Upvc double glazed frosted window to rear. Radiator. Loft access.

### Bathroom 6'7 x 6'7

White three piece suite comprising low level wc, pedestal wash hand basin and bath with electric shower over. Splash back tiling to walls. Towel radiator. Upvc double glazed frosted window to side.

## Attic Room

This room has been used as a fourth bedroom. 16'0 max x 13'2 max (measurement includes stairwell)

Two skylight windows. Radiator. Eaves access area.

We have been advised that the room was already established when our clients purchased the property and they believe building regulations have been adhered to. We would recommend a buyers solicitor to verify.

## Gardens

lawned area to front with some shrubs/trees to borders. A few steps leading to the front door. Side gated access into the rear garden. The garden is in tiers and established with shrubs, trees and bushes. There is a paved area and hard standing close to the house with an area to the side which has bark chippings and read for cultivation. External tap.

## Parking

Driveway to side provides off road parking.

## General Information

Tenure: Freehold

Council Tax: Band C

EPC: E - please note that the front and back doors have been replaced since this report was done.

There is no onward chain with this property.

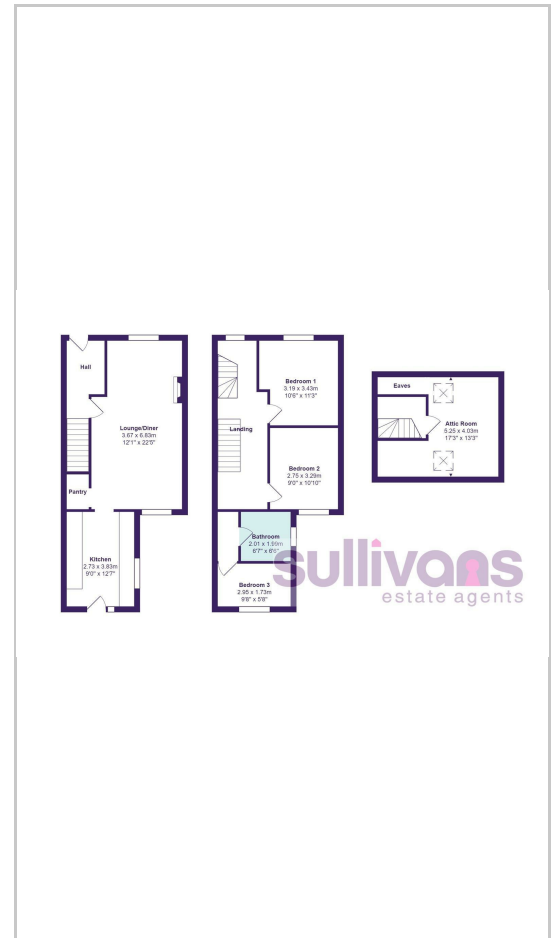
Viewings by appointment via Sullivans Estate Agents

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## Area Map



## Floor Plans



## Energy Efficiency Graph

