



9a Heol Barcud, Birchgrove, Swansea, SA7 9NL
Offers Around £300,000

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A superb opportunity to acquire an executive four bedroom detached family home located in a private road just off Heol Barcud. The accommodation briefly comprises to the ground floor entrance hallway, cloakroom, fitted 'White High Gloss' kitchen\breakfast room with integrated appliances, sitting room, 24' lounge and conservatory. To the first floor the master bedroom has an en-suite bathroom, three further bedrooms and family bathroom. Externally there is parking for three vehicles and the double garage is currently converted to provide office space and utility space with storage. There is a good sized enclosed rear garden. Freehold. EPC-TBC

VIEWING ESSENTIAL TO APPRECIATE

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ENTRANCE HALL 11'2 MAX X 8'10 MAX (3.40m MA X X 2.69m MA X)

'L' shaped. Composite door to front. Two UPVC double glazed windows to front. Wood flooring. Concealed radiator. Stairs to first floor with storage cupboard under. Telephone point.

CLOAKROOM

White two piece suite comprising low level w.c. and wash hand basin. Radiator. UPVC double glazed window to front.

KITCHEN\BREAKFAST ROOM 21' X 8'1 (6.40m X 2.46m)

Fully fitted with a range of 'White High Gloss' wall, base and drawer units with complimentary worktops over incorporating one and a half bowl stainless steel sink unit. Five ring gas hob with extractor chimney over. Built-in split level double oven. Integrated appliances including dishwasher, washing machine,

fridge and Two larder units. Two wine racks. Modern splash back. Wood flooring. Double radiator. UPVC double glazed windows to side and rear. UPVC double glazed door to side.

SITTING ROOM 12'8 X 11'3 (3.86m X 3.43m)

UPVC double glazed French doors to rear. Wood flooring. Concealed radiator. Glazed double doors to lounge.

LOUNGE 24' INTO BAY X 11'10 (7.32m INTO BAY X 3.61m)

UPVC double glazed bay window to front. Two double radiators. Feature fireplace with coal effect gas fire on marble hearth and inset. UPVC double glazed French doors to ..

CONSERVATORY 12'5 X 10'10 (3.78m X 3.30m)

UPVC double glazed windows to side and rear. UPVC double glazed French doors to side. Wood flooring. Respotex wall covering.

FIRST FLOOR

LANDING 14'9 X 6 (4.50m X 0.15m)

Access to loft via pull down ladder which is boarded with power and light. Airing cupboard.

MASTER BEDROOM 15'5 (11'8 MIN) X 9'10 TO WARDROBES (4.70m (3.56m MIN) X 3.00m TO WARDROBES)

UPVC double glazed windows to side and rear. Built-in wardrobes. Radiator. Wood flooring.

EN-SUITE BATHROOM 8'2 X 6'3 (2.49m X 1.91m)

White three piece suite comprising low level w.c., vanity wash hand basin and 'P' shaped bath with shower over and mixer tap. Walls fully tiled. Radiator. UPVC double glazed window to front.

BEDROOM 2 13'5 MAX X 10'9 (4.09m MA X X 3.28m)

UPVC double glazed window to front. Radiator. Wood flooring. Wardrobes ?

BEDROOM 3 10'11 TO WARDROBES X 10'10 (3.33m TO WARDROBES X 3.30m)

UPVC double glazed window to rear. Radiator. Wood flooring. Built-in wardrobes.

BEDROOM 4 9' X 8'2 (2.74m X 2.49m)

UPVC double glazed window to rear. Radiator. Wardrobes ? Wood flooring.

FAMILY BATHROOM 9'7 X 5'6 (2.92m X 1.68m)

White three piece suite comprising low level w.c., vanity wash hand basin and bath with shower over and folding screen. Walls fully tiled. Wood flooring. Radiator. UPVC double glazed window to front,

EXTERNAL

Off road parking for three vehicles. The double garage is currently converted with office space, utility space and storage space. Area laid to chippings. Side gated access to good size enclosed rear garden with patio area and lawned areas. External lighting and tap.

NOTE

Please be advised the vendor is an employee of Dawsons

TENURE: Freehold

COUNCIL TAX: E

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 700 777

