



Dawsons

estate agents



639 Birchgrove Road, Glais, Swansea, SA7 9EN

Three bedroom extended end terrace property located in the picturesque village of Glais. The property benefits from three reception rooms and fitted kitchen to the ground floor. First floor comprises of three bedrooms and bathroom. Externally the property has a very large south facing rear garden with a range of mature trees and shrubs. Shared right of way. Freehold. No Chain. EPC - E.

Offers In The Region Of £129,950



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HALLWAY

Enter via UPVC double glazed door to front. Stairs to first floor.

LOUNGE 10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window to front. Radiator.

DINING ROOM 12'5 x 10'3 (3.78m x 3.12m)

UPVC double glazed window to rear. Radiator. Glass display cupboards. Fireplace with surround.

SITTING ROOM 11 x 8'5 (0.28m x 2.57m)

UPVC double glazed window to side. UPVC double glazed door to side. Radiator. Under-stairs storage cupboard.

KITCHEN 8'4 x 7'9 (2.54m x 2.36m)

Kitchen comprising wall and base units with work surface over. Stainless steel sink with mixer tap. Plumbing for washing machine. Electric hob. Double oven. Tiled splash-back. UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Loft access. Storage cupboard.

BEDROOM 1 14'3 x 11 (4.34m x 0.28m)

Two UPVC double glazed window to front. Radiator.

BEDROOM 2 12'4 x 8'1 (3.76m x 2.46m)

UPVC double glazed window to rear.

BEDROOM 3 8'4 x 7'9 (2.54m x 2.36m)

UPVC double glazed window to rear.

BATHROOM 9'5 x 5'1 (2.87m x 1.55m)

Three piece suite comprising low-level WC, pedestal wash hand basin and coloured bath with splash-back. Airing cupboards. UPVC double glazed window to side.

EXTERNAL

Steps leading up to front door with sun terrace. Gated side pedestrian access leading to rear providing shared right-of-way for adjoining property. Large lawned garden with a range of mature trees and shrubs. Block built out building.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

