



285 Heol Las, Birchgrove, Swansea, SA7 9DZ

£155,000

We are pleased to offer for sale this well presented three bedroom semi detached property, situated in a location which has good links to the M4, City Centre, Enterprise Park, Schools and amenities.

The accommodation comprises of an entrance hall, lounge and a kitchen/dining room on the ground floor. You will find three bedrooms and a bathroom on the first floor.

The property has been modernised by the current owner to include a newly fitted kitchen and bathroom. and benefits from gas central heating, double glazing, driveway, and an enclosed rear garden.

Viewing is highly recommended - EPC Rating - 72/C 86/B.

The Accommodation Comprises

Ground Floor

Hall

Entered via double glazed window to front, laminate flooring, staircase to first floor, radiator.

Lounge 14'1" x 10'8" (4.30m x 3.25m)



Double glazed window to front, laminate, flooring, coved ceiling, ceiling spotlights, radiator, folding door to the kitchen/dining room.

Another Aspect of the lounge



Kitchen/Dining Room 10'8" x 17'9" (3.25m x 5.40m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl sink unit with

tiled splashbacks, built-in fridge/freezer, plumbing for washing machine and dishwasher, built-in eye level electric double, built-in four ring ceramic hob, radiator, coved ceiling, ceiling spotlights, double glazed window to rear, double glazed french doors leading to the garden and double glazed door to side.

Another Aspect of the Kitchen/Dining Room



Another Aspect of the Kitchen/Dining Room

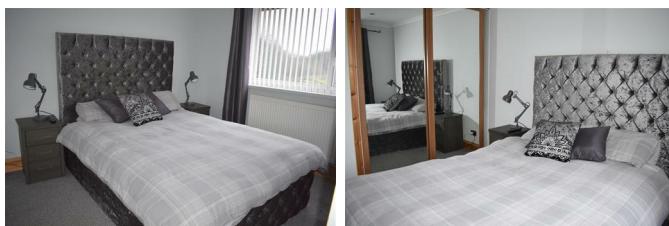


First Floor

Landing

Double glazed window to side, ceiling spotlights, access to loft.

Bedroom 1 10'11" x 9'9" (3.32m x 2.96m)



Double glazed window to front, coved ceiling, ceiling spotlights, storage cupboard, radiator.

Bedroom 2 10'8" x 11'2" (3.25m x 3.40m)



Double glazed window to rear, storage cupboard, radiator.

Bedroom 3 8'2" x 7'8" (2.48m x 2.34m)



Double glazed window to front, laminate flooring, coved ceiling, radiator.

Bathroom



Four piece suite comprising bath roll top bath, tiled shower cubicle, vanity wash hand basin and WC. Tiled

walls, frosted double glazed window to rear, heated towel rail, tiled flooring, ceiling spotlights.

Another Aspect of the Bathroom



External



To the front of the property is a driveway providing parking and side access to the rear garden.

The rear garden is enclosed with a lawned area, decking area and a garage,

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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