



43 Heol Brithdir, Birchgrove, Swansea, SA7 9PZ

Offers Over £350,000

Offered for sale with No Chain, set in a cul-de-sac of Heol Brithdir in Birchgrove, we are delighted to present this immaculate four bedroom detached family home. This property is a true gem, offering a harmonious blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC and a utility room. The ground floor boasts a delightful lounge with an open plan kitchen that seamlessly connects to a sitting area and a bright sun room. This inviting space is perfect for family gatherings and offers stunning views of the meticulously maintained rear garden.

The first floor comprises four bedrooms, with the master bedroom featuring an en-suite bathroom for added privacy. A family bathroom serves the remaining bedrooms, ensuring ample facilities for all. Outside, the property is complemented by a generous driveway equipped with an electric vehicle charging point, alongside a garage for additional storage. Side gated access leads to the rear garden, which serves as a peaceful retreat. Here, you will find a well kept lawn a patio area extending from the conservatory, and a charming pergola with a decked seating area, perfect for enjoying sunny afternoons. A garden shed provides further storage, enhancing the functionality of this delightful outdoor space. The location is ideal for families, with both primary and secondary schools nearby, as well as easy access to the M4 motorway, Morriston Hospital, the city centre, and a variety of local amenities. This property truly offers a wonderful lifestyle, and viewing is highly recommended to appreciate all it has to offer.

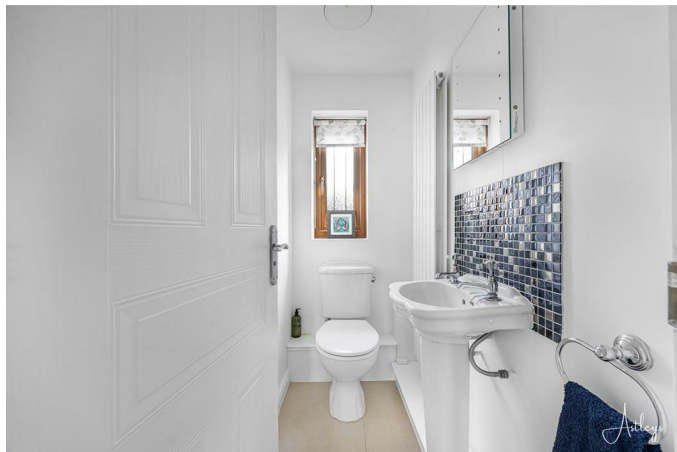
The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via double glazed door, coving to ceiling, tiled flooring, staircase leading to first floor, radiator.

WC



Fitted with two piece suite comprising a wash hand basin and WC. Tiled splashback, radiator, tiled flooring, frosted double glazed window to front.

Utility Room 6'7" x 7'11" (2.01m x 2.41m)



Space for washing machine and tumble dryer fitted with worktop space over, tiled flooring, frosted double glazed window to side.

Lounge 12'11" x 11'3" (3.93m x 3.42m)



Double glazed window to front, coving to ceiling, tiled flooring, radiator.

Kitchen 12'0" x 11'3" (3.67m x 3.44m)



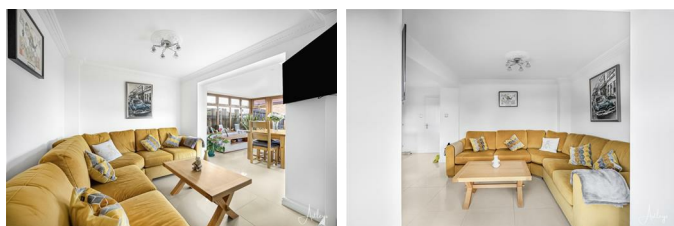
A stylish open plan kitchen and sitting area seamlessly leading into the conservatory.

The kitchen features a beautiful modern fitted kitchen with wall and base units, ample worktop space incorporating a sink unit with a waste disposal unit in the sink and double glazed window overlooking the garden. It is equipped with a built-in eye-level electric double oven, five ring gas hob with an extractor fan and a built-in dishwasher and a Quooker hot water tap. Additional benefits include tiled flooring, radiator, understairs storage cupboard and a double glazed stable door providing access to the rear garden.

Another Aspect Of The Kitchen



Sitting Area 9'10" x 10'3" (3.00m x 3.13m)

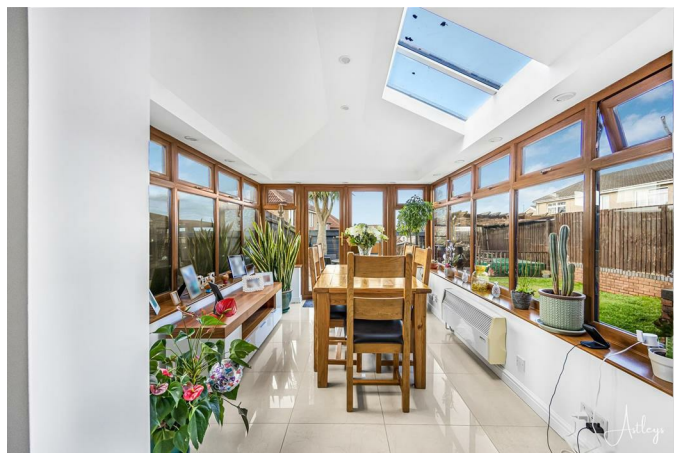


The sitting area, seamlessly leading from the kitchen, is a cosy family space with tiled flooring. Its open-plan design flows effortlessly into the conservatory, creating a bright and inviting atmosphere perfect for relaxation and entertaining.

Another Aspect Of The Sitting Area & Sun Room



Sun Room 11'2" x 8'8" (3.42m x 2.66m)



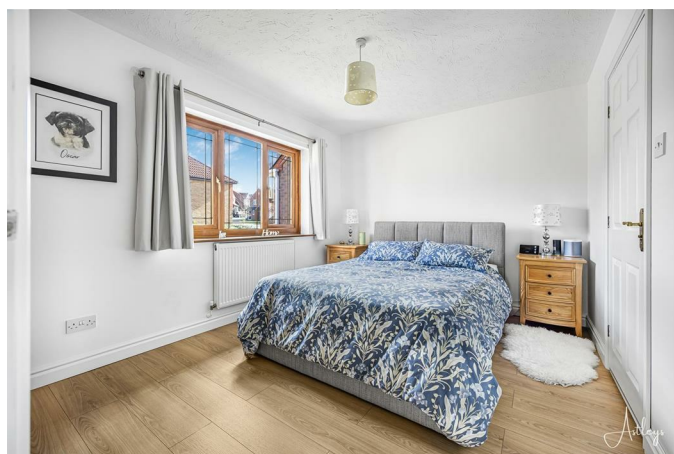
The Sun Room with a tiled roof, extending from the kitchen/sitting room, offers a bright and airy space with double glazed windows on the side and rear, providing scenic views of the garden. It features a ceiling with skylights and spotlights, enhancing natural light. An electric radiator, tiled flooring while double glazed double doors lead directly to the garden, creating a seamless indoor-outdoor connection.

First Floor

Landing

Airing cupboard housing the boiler.

Master Bedroom 9'7" x 11'5" (2.92m x 3.47m)



The master bedroom features a double glazed window to the front, allowing for ample natural light. It includes a built-in wardrobe, laminated flooring and a

radiator for comfort. A door provides direct access to the en-suite, adding privacy and convenience.

En-suite



The en-suite off the master bedroom is a modern space, fitted with a stylish three piece suite comprising a wash hand basin, shower, and WC. It also features a radiator and a frosted double-glazed window to the side.

Bedroom 2 11'9" x 9'9" (3.58m x 2.97m)



Double glazed window to front, built in wardrobe, radiator.

Bedroom 3 9'10" x 11'3" (3.00m x 3.42m)

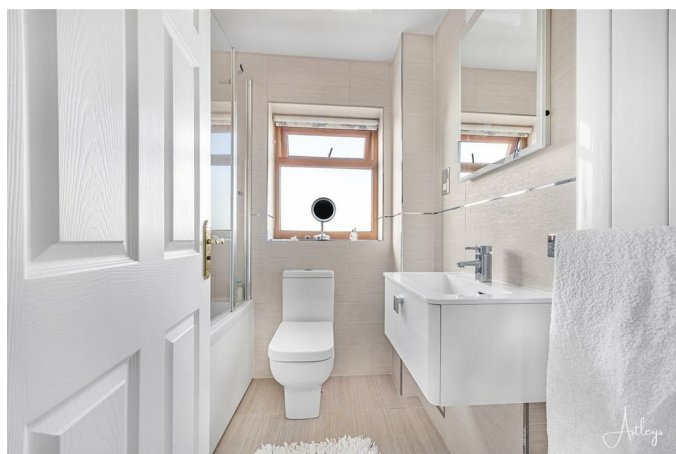


Double glazed window to rear, radiator.

Bedroom 4 9'2" x 6'10" (2.80m x 2.08m)

Double glazed window to rear, radiator.

Family Bathroom



The family bathroom is fitted with a modern three piece suite, including a bath with a shower over, wash hand basin and a WC. It also features a radiator and a frosted double-glazed window to the rear, providing both privacy and natural light.

External

Situated in a quiet cul-de-sac, this property benefits from a spacious driveway with an electric vehicle charging point and a garage, with side gated access leading to the rear garden.

The rear garden offers a peaceful retreat, featuring a well-maintained lawn, a patio area extending from the conservatory, and a charming pergola with a decked seating area. A garden shed provides additional storage, making this outdoor space both functional and inviting.

Garage

Up and over door.

Rear Garden

Another Aspect Of The Rear Garden

Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter/Mains water.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 6 Mbps, Superfast 80 Mbps, Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT, Sky

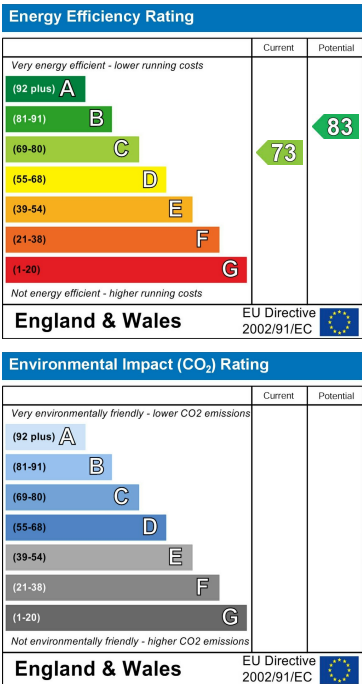
Floor Plan



Area Map



Energy Efficiency Graph



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