



## 22 Trewen Road, Birchgrove, Swansea, SA7 9PH

**£120,000**

\*\*\*Video tour available\*\*\*

A four bedroom semi detached property in the sought after area of Birchgrove. The property is conveniently located close to local schools, shops, parks and amenities. With easy access to the M4, Swansea City Centre and Morriston Hospital.

The accommodation comprises to the ground floor; porch, hall, sitting room, living room open plan to dining room, kitchen, inner porch, storage cupboard and WC. To the first floor you will find four double bedrooms and a shower room. Externally to the front the property there is a gravelled area and driveway to the side with access to rear garden. To the rear of the property there is an large enclosed garden with patio area, steps leading up the a lawned area and garden sheds.

## The Accommodation Comprises

### Ground Floor

#### Porch



Entered via front door, double glazed window to front and side, fitted carpet.

#### Hall

Staircase leading to the first floor, fitted carpet.

#### Sitting Room 9'7" x 12'4" (2.92m x 3.76m)



Double glazed window to front, gas fire, fitted carpet.

#### Living Room 15'0" x 11'5" (4.57m x 3.48m)



Double glazed window to front, gas fire with tiled surround, open plan to dining room, fitted carpet.

#### Dining Room 12'3" x 13'5" (3.73m x 4.09m)



Double glazed window to rear and side, fitted carpet.

#### Kitchen 10'6" x 14'1" (3.21m x 4.29m)

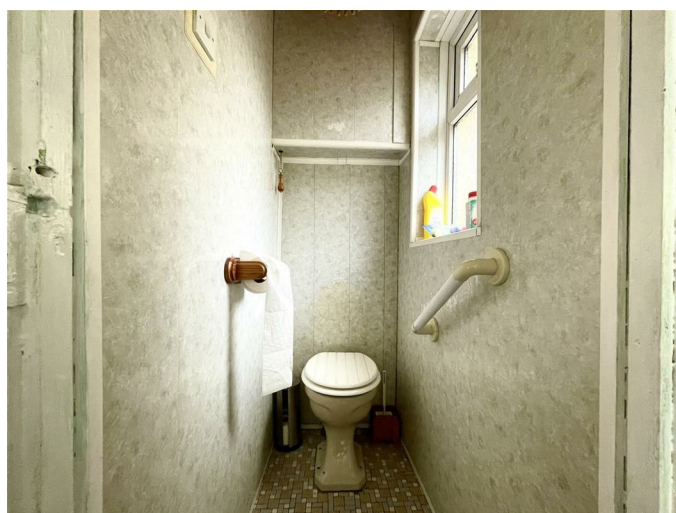


Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker. Frosted double glazed window to side, tiled flooring, radiator.

#### Inner Porch

Door leading to rear garden.

#### WC



Frosted double glazed window to rear, WC, vinyl flooring.

#### Storage Cupboard

#### Landing

Fitted carpet, access to loft.

#### Bedroom 1 14'7" x 11'0" (4.45m x 3.35m)



Double glazed window to front, fitted wardrobes, storage cupboard, fitted carpet, radiator.

#### Bedroom 2 9'7" x 12'0" (2.92m x 3.65m)



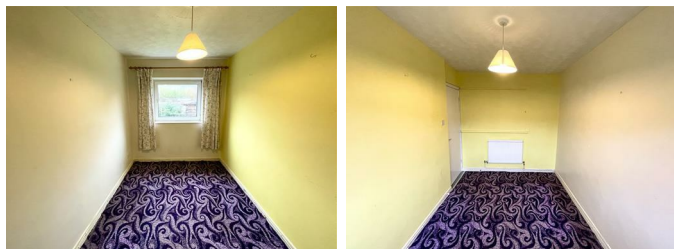
Double glazed window to front, storage cupboard, fitted carpet, radiator.

#### Bedroom 3 10'4" x 13'9" (3.16m x 4.18m)



Double glazed window to rear, fitted wardrobes, fitted carpet, radiator.

#### Bedroom 4 12'3" x 7'6" (3.73m x 2.29m)



Double glazed window to rear, fitted carpet, radiator.

#### Shower Room



Fitted with three piece comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to rear, tiled walls, vinyl flooring, radiator.

#### External

To the front the property there is a gravelled area and driveway to the side with access to rear garden.

#### Rear Garden



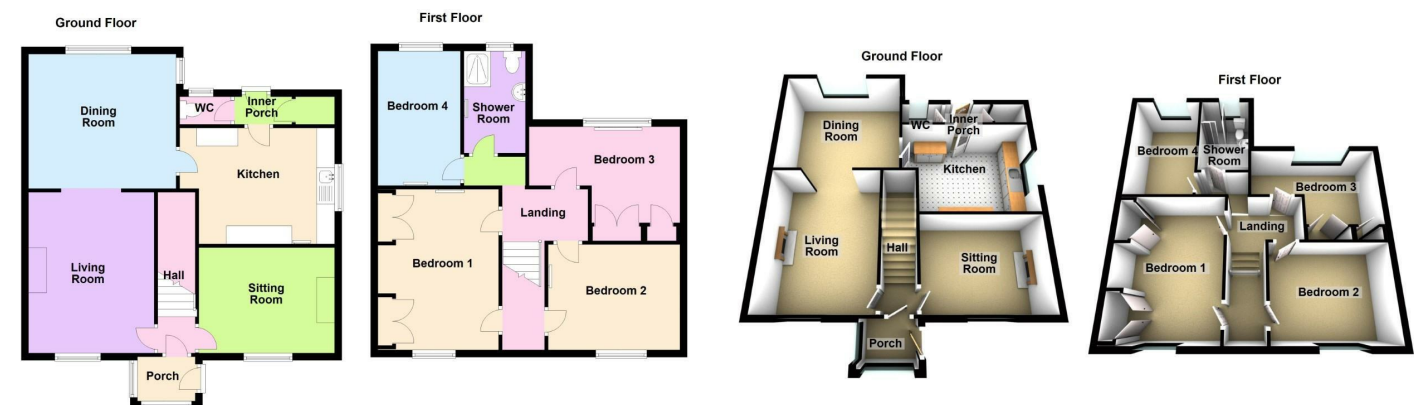
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#### Tenure

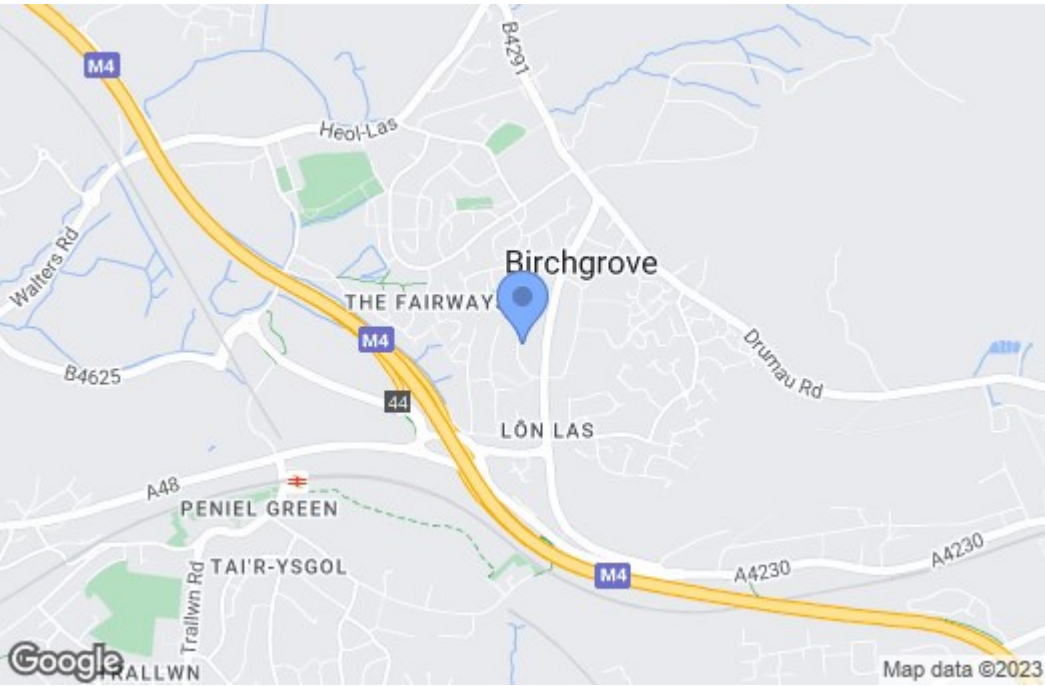
Freehold

Council Tax - B (2022/2023 - £1386.34 MIN)

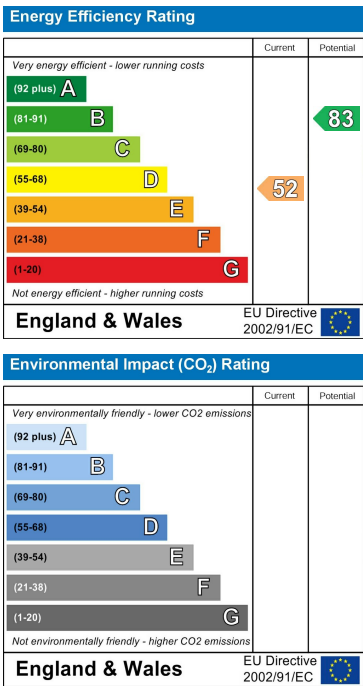
Floor Plan



Area Map



Energy Efficiency Graph



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