



## **140 Emily Fields, Birchgrove, Swansea, SA7 9NT**

**Offers Over £210,000**

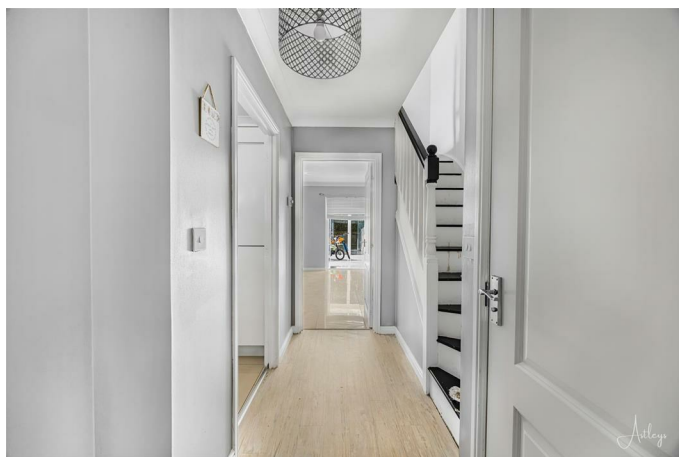
This three bedroom semi detached property is located in the popular Emily Fields development in Birchgrove. It offers convenient access for commuters, with good links to the M4, as well as easy access to the City Centre, Enterprise Park, and Hospital. The home is also within the catchment area for local schools, making it ideal for families. On the ground floor, the accommodation includes an entrance hall, WC, kitchen, and a living room with double doors leading to a bright conservatory. The first floor features three bedrooms, with the master bedroom benefiting from an en-suite, as well as a family bathroom. Externally, the property offers a driveway to the side and an enclosed rear garden, making it a perfect choice for a first home.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to front, coving to ceiling, staircase leading to first floor, radiator.

#### Kitchen 11'5" x 8'8" (3.49m x 2.63m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, built in fridge/freezer and electric oven with a four ring gas hob plumbing for washing machine, double glazed window to front, radiator.

#### WC

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

#### Living Room 13'7" x 15'7" (4.13m x 4.74m)



The lounge features a double glazed window at the rear, providing insulation and natural light. It is elegantly finished with coving along the ceiling and includes a convenient storage cupboard. The room is heated by two radiators and double glazed double doors lead to the conservatory, adding both style and access to additional living space

#### Conservatory



The conservatory is bright and airy with double glazed windows on the side and rear. A double glazed double door provides easy access to the garden, seamlessly connecting indoor and outdoor spaces.

#### First Floor

### Bedroom 1 9'9" x 16'5" (2.97m x 5.01m)



Double glazed window to front, built-in single wardrobe, door to en-suite, radiator.

#### En-suite

Fitted with three piece suite comprising a shower, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to front.

#### Landing

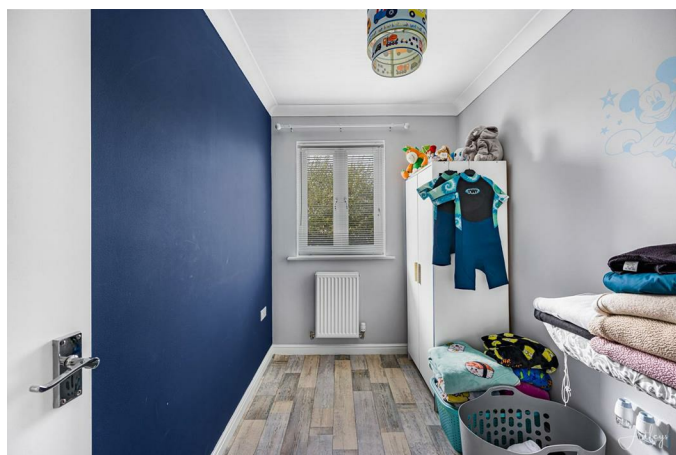
Storage cupboard.

### Bedroom 2 9'3" x 9'4" (2.81m x 2.85m)



Double glazed window to rear, coving to ceiling, radiator.

### Bedroom 3 9'2" x 5'11" (2.80m x 1.80m)



Double glazed window to rear, coving to ceiling, radiator.

#### Bathroom



Fitted with three piece suite comprising a bath, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to side, radiator.

#### External



Externally, the property features a gravelled pathway

at the front, leading to the main entrance. There is a driveway at the side, along with side access to the enclosed rear garden. The rear garden includes a well-maintained lawn and a block-paved patio, which can be accessed directly from the conservatory, providing a great space for outdoor relaxation and entertainment.

#### Aerial Images



#### Agents Note

Tenure - Freehold

Service Charge - Maintenance fee to Remus Approx.  
£120 per 6 months

Council Tax Band - C

Services - Mains electric, Mains sewerage, Mains gas,  
Water meter

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 1 Mbps, Superfast 80 Mbps, Ultrafast  
1000 Mbps

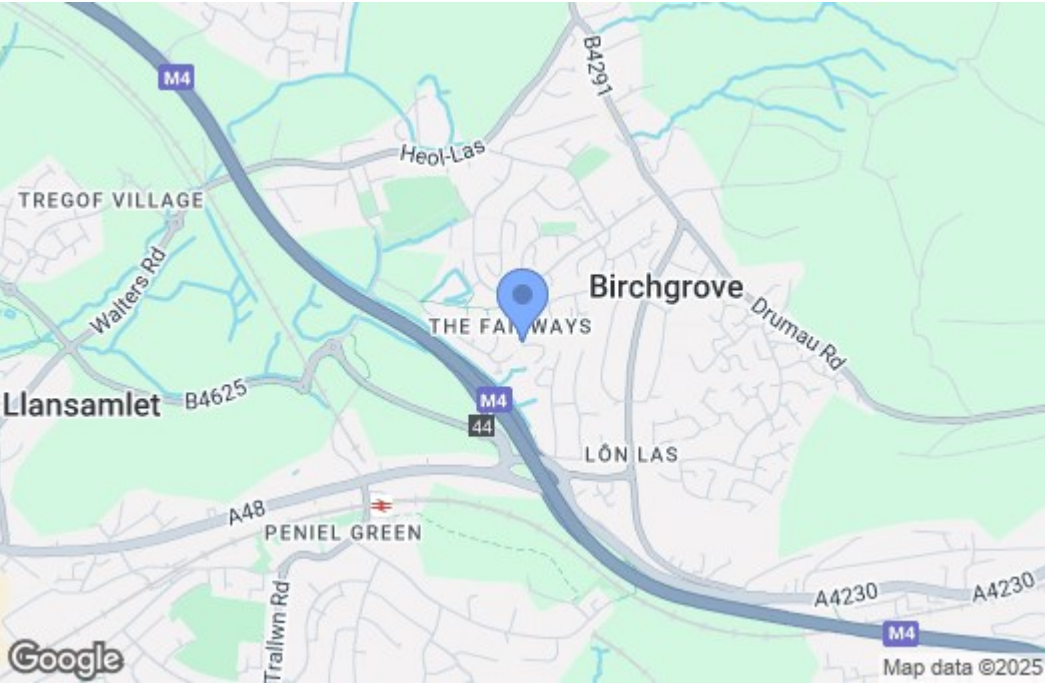
Satellite / Fibre TV Availability - BT, Sky, Virgin



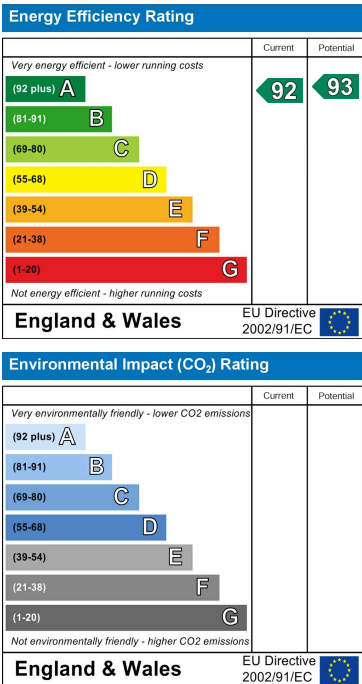
Floor Plan



Area Map



Energy Efficiency Graph



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