



272 Heol Dulais, Birchgrove, Swansea, SA7 9LX

£250,000

This spacious semi-detached dormer bungalow presents an excellent opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,206 square feet, the property features four generously sized bedrooms and two well-appointed bathrooms, catering to the needs of modern family life. Upon entering, you are greeted by the entrance hall that leads to a generous kitchen/breakfast room, which features a door that opens directly into the rear garden. The lounge/dining room is ideal for family gatherings, providing a warm and inviting atmosphere for both relaxation and entertainment.

The ground floor boasts two good-sized bedrooms and a shower room, ensuring practicality for everyday living. Ascending to the first floor, you will find two additional double bedrooms, along with a convenient WC, enhancing the comfort and privacy for all family members. The property is further enhanced by a front garden and a driveway. The enclosed rear garden provides a safe haven for children to play and offers a peaceful space for adults to unwind. Birchgrove is particularly favoured by families due to its close proximity to local primary and secondary schools, making the morning school run a breeze. Additionally, the easy access to the M4 motorway ensures that commuting to nearby cities is both quick and convenient. This spacious dormer bungalow is a wonderful opportunity for those seeking a family home in a friendly community, combining comfort, convenience, and a welcoming atmosphere. Don't miss the chance to make this lovely property your own.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to side, tiled flooring, radiator.

Kitchen 11'5" x 8'11" (3.47m x 2.71m)



The kitchen is fitted with a range of wall and base units, complete with worktop space and tiled splashback. It features a sink unit, plumbing for a washing machine and space for a fridge/freezer. A built-in four-ring gas hob with extractor hood sits neatly within the layout, while ceiling spotlights provide a bright and modern feel. The kitchen flows openly into the breakfast room, creating a functional and sociable space ideal for everyday living.

Breakfast Area 8'10" x 8'11" (2.70m x 2.71m)



The breakfast room, leading directly from the kitchen, offers a bright and welcoming space with double glazed windows to the side and rear, allowing plenty of natural light. Radiator and a door provides convenient access to the rear garden, making it an ideal spot for casual dining or enjoying your morning coffee.

Lounge 11'4" x 10'10" (3.46m x 3.31m)



The lounge features laminate flooring and a radiator. It offers a spacious and versatile layout with an open plan design that flows seamlessly into the dining area, making it ideal for both relaxing and entertaining.

Dining Area 8'9" x 10'10" (2.67m x 3.31m)



Leading from the lounge, the dining area is a bright and inviting space featuring double glazed windows to the side and rear, offering pleasant views over the garden and has a radiator.

Bedroom 1 12'0" x 10'10" (3.67m x 3.31m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 2 8'11" x 8'11" (2.72m x 2.71m)



Double glazed window to front, laminate flooring, radiator.

Shower Room



The ground floor shower room, serving the two ground floor bedrooms, is fitted with a modern three-piece suite comprising a shower cubicle, wash hand basin, and WC. A double glazed window to the side.

Inner Hallway

Staircase to first floor.

First Floor

Landing

Ceiling spotlights, door to eaves storage.

Bedroom 3 11'2" x 9'8" (3.40m x 2.95m)



Double window to rear, laminate flooring, radiator, ceiling spotlights.

Bedroom 4 11'2" x 9'8" (3.40m x 2.95m)



Double window to rear, laminate flooring, radiator, ceiling spotlights.

WC



The first floor WC, serving the two first floor bedrooms, features a two piece suite comprising a vanity wash hand basin and WC. Additional features include a built-in cupboard housing the boiler and ceiling spotlights

External



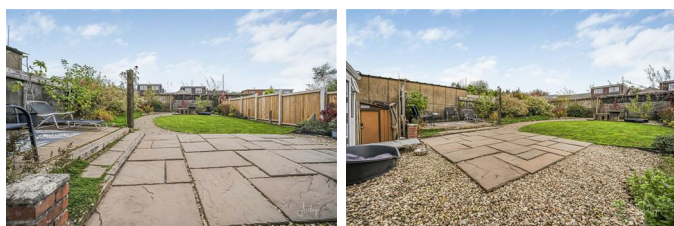
To the front of the property is a driveway with gated access leading to the rear. There is also an enclosed lawned garden at the front, providing a pleasant and private outlook.

The rear garden is a good size and fully enclosed, featuring a paved patio area, a gravelled pathway and a lawned section bordered by mature shrubs, ideal for outdoor relaxation and family use.

Front Garden



Rear Garden



Aerial Images

Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

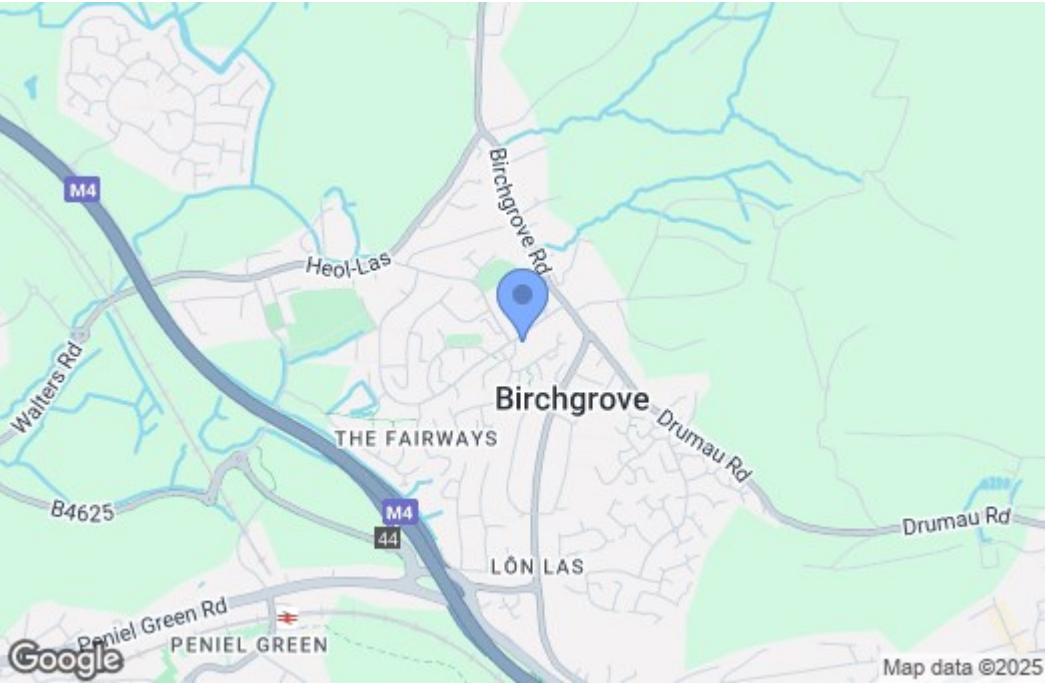
Broadband -Basic 5 Mbps Superfast 80 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

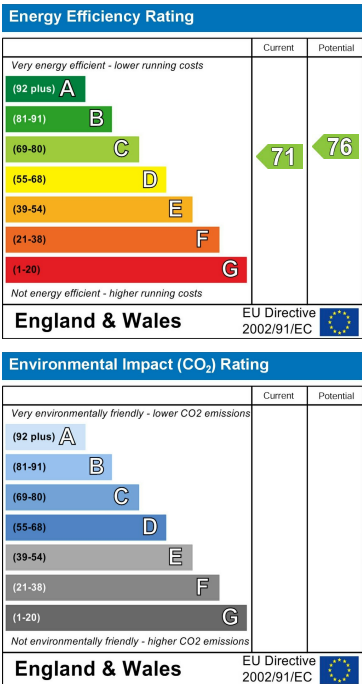
Floor Plan



Area Map



Energy Efficiency Graph



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