

2 Cwrt Emily, Birchgrove, Swansea, SA7 9GE

£325,000



**4 Bedroom
2 Bathroom
2 Reception**



- FOUR BEDROOM DETACHED HOME IDEAL FOR FAMILY LIVING
- SPACIOUS LOUNGE WITH A CHARMING BAY WINDOW, CREATING A BRIGHT AND AIRY FEEL
- KITCHEN/BREAKFAST ROOM WITH PATIO DOORS TO THE GARDEN AND ARCHWAY TO A PRACTICAL UTILITY ROOM
- DRIVEWAY, WRAP-AROUND LAWN, AND AN ENCLOSED REAR GARDEN WITH TWO PATIOS, LAWN, GRAVELLED AREAS, AND SHRUB BORDERS
- EPC RATING - D
- ENTRANCE HALL WITH GROUND FLOOR WC FOR ADDED CONVENIENCE
- SEPARATE DINING ROOM, PERFECT FOR FAMILY MEALS AND ENTERTAINING
- FIRST FLOOR INCLUDES A MASTER BEDROOM WITH EN-SUITE WITH THREE FURTHER BEDROOMS
- LOCATED IN THE SOUGHT-AFTER AREA OF BIRCHGROVE, CLOSE TO GOOD SCHOOLS, LOCAL AMENITIES, RETAIL PARKS, MORRISTON HOSPITAL, THE CITY CENTRE, AND M4 ACCESS