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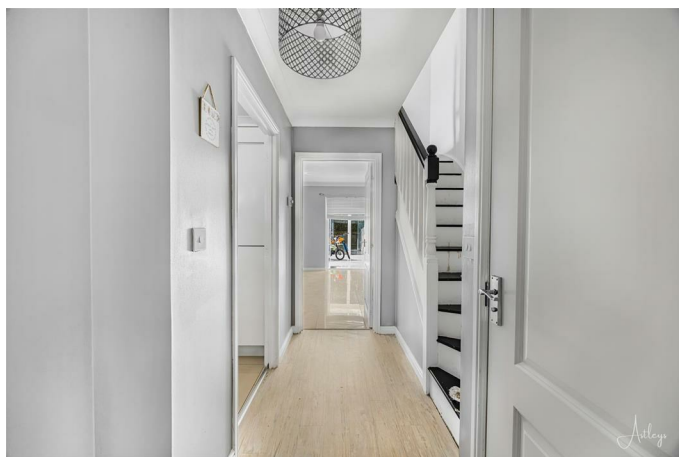
Entered via door to front, coving to ceiling, staircase leading to first floor, radiator.

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.
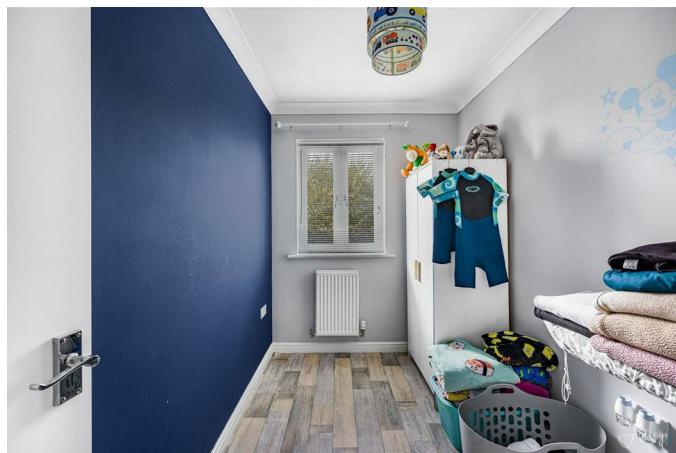
Landing
Storage cupboard.

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
The property has Solar Panels
Mobile coverage - EE, Vodafone, Three, O2
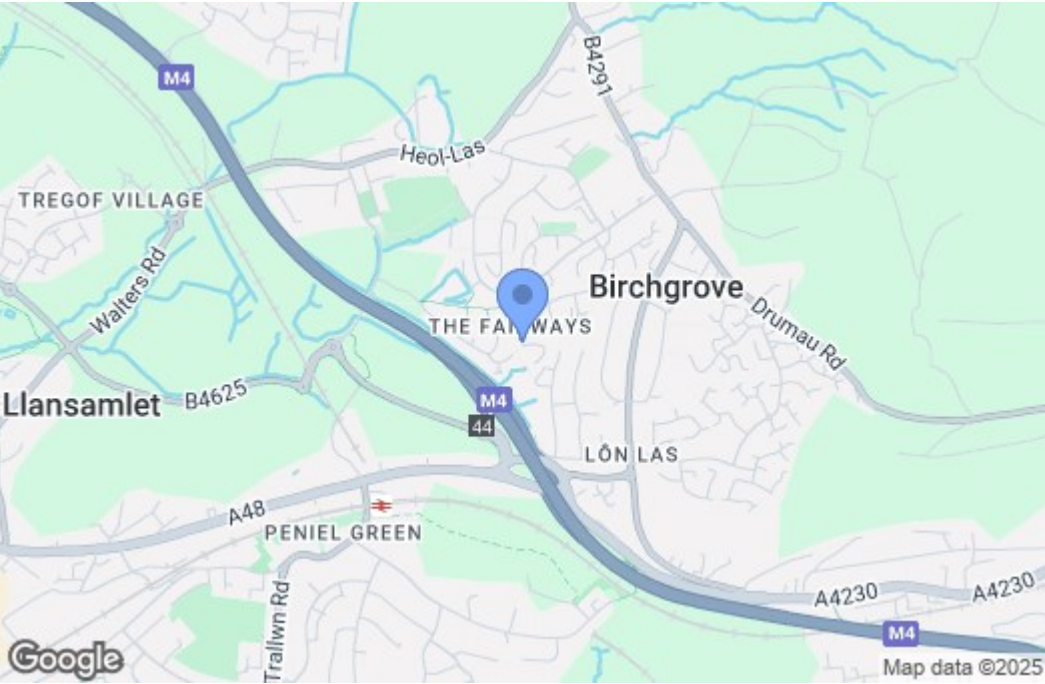Broadband - Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
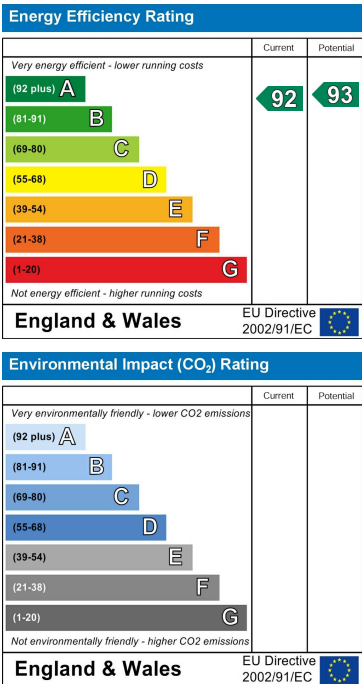Satellite / Fibre TV Availability - BT, Sky, Virgin

Floor Plan

Ground Floor

Conservatory

Living Room

Cupboard

Kitchen

Entrance Hall

WC

First Floor

Bedroom 2

Bedroom 3

Bathroom

Landing

Cupboard

Bedroom 1

En-suite

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	92	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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