



## 2 Heol Bedwas, Birchgrove, Swansea, SA7 9LF

**Offers Over £290,000**

Situated in the highly desirable area of Birchgrove, Swansea, this well-presented four-bedroom detached home on Heol Bedwas. Extending to approximately 1,141 sq ft, the property provides versatile accommodation ideally suited to modern family living. Upon entering, a welcoming hallway leads to the living room, a separate dining room and a fitted kitchen, creating ample space for both everyday living and entertaining. A ground-floor bathroom adds further practicality and convenience. To the first floor are four bedrooms. Externally, the property continues to impress. The front features a well-maintained lawned garden alongside a driveway providing off-road parking and access to the garage and side garden. To the rear, the enclosed garden offers a low-maintenance outdoor space with a patio area and lawn. Birchgrove remains one of Swansea's most sought-after residential locations, renowned for its family-friendly environment, highly regarded schools, and excellent local amenities. The property is conveniently positioned for easy access to the M4 motorway, Morriston Hospital, Swansea city centre, and surrounding retail and leisure facilities, making it an ideal choice for families and commuters alike.

## The Accommodation Comprises

### Ground Floor

#### Hallway 9'3" x 8'6" (2.82m x 2.58m)



Entrance door to front, staircase rising to the first floor and finished with tiled flooring and a radiator.

#### Living Room 14'11" x 12'0" (4.55m x 3.65m)



Featuring a double glazed window to the front aspect, this well-presented space boasts a contemporary media wall, tiled flooring and a radiator.



#### Dining Room 8'10" x 8'6" (2.70m x 2.58m)



Window to front, radiator, tiled flooring.

#### Kitchen 10'1" x 12'0" (3.07m x 3.65m)



Fitted with a range of matching base and wall units, the kitchen is complemented by a 1+1/2 bowl stainless steel sink and offers plumbing for a washing machine, along with space for a fridge/freezer. Tiled flooring, radiator, double glazed window to the rear allows for plenty of natural light.



**Bathroom 7'10" x 8'6" (2.38m x 2.58m)**



A well appointed three-piece suite comprising a panelled bath with shower attachment, wash hand basin and WC. Tiled walls and flooring, a heated towel rail and frosted double-glazed windows to the side and rear.

### **First Floor**

**Landing 7'9" x 10'9" (2.37m x 3.28m)**

Storage cupboard, fitted carpet.

**Master Bedroom 13'5" x 13'9" (4.10m x 4.20m)**



Double glazed window to the front aspect, this room benefits from useful eaves storage, fitted carpet and radiator.



**Bedroom 2 12'6" x 10'9" (3.82m x 3.28m)**



Double glazed window to front, fitted carpet, radiator.

**Bedroom 3 7'11" x 10'9" (2.42m x 3.28m)**



Double glazed window to rear, laminate flooring, radiator.



**Bedroom 4/Nursery/Home Office 6'4" x 6'6" (1.92m x 1.98m)**

Skylight, laminate flooring.

**External**



To the front of the property, a lawn is complemented by a driveway providing off-road parking, a garage, with additional garden space to the side.

To the rear, the property benefits from a private and enclosed garden, with a patio area.

## Rear Garden



## Garage 20'7" x 9'6" (6.27m x 2.89m)

Single glazed window to side, up and over door.

## Aerial Images

### Agents Note

Tenure \_ Freehold

Council Tax Band - D

Parking - Driveway and Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

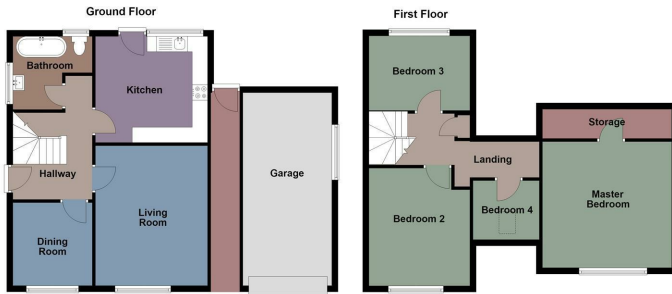
Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 4 Mbps Superfast 80 Mbps

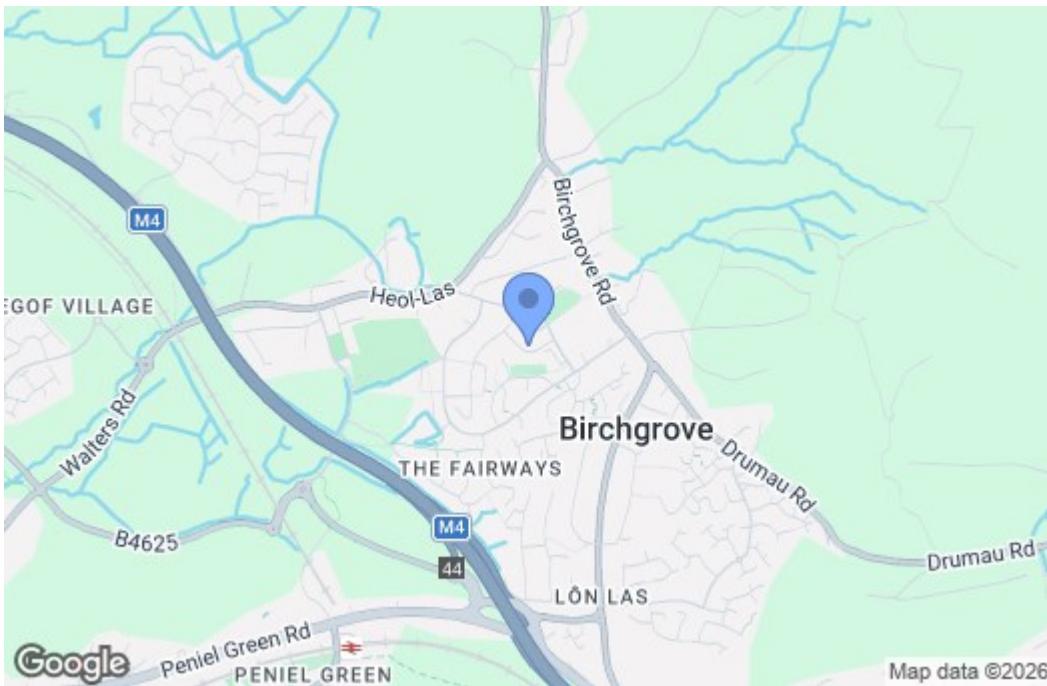
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

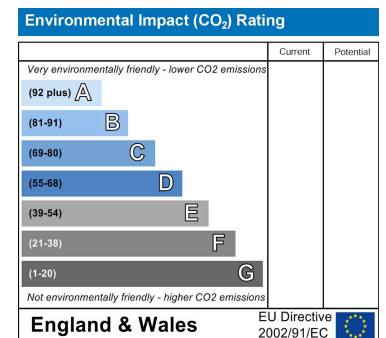
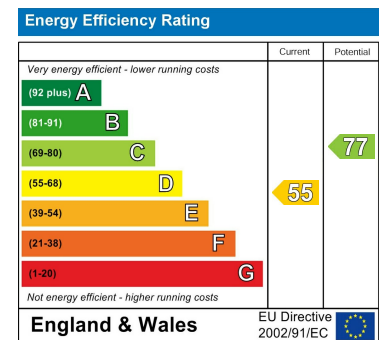
## Floor Plan



## Area Map



## Energy Efficiency Graph



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