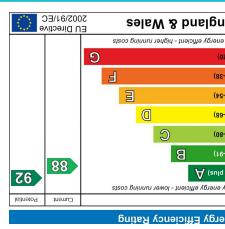
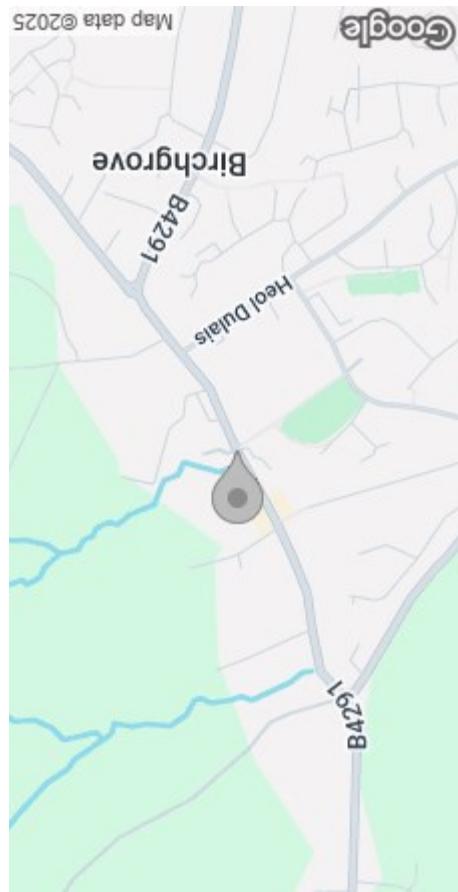




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



Birchgrove Road, Birchgrove, Swansea, SA7

### FLOOR PLAN



**344a Birchgrove Road**  
Birchgrove, Swansea, SA7 9NA  
Asking Price £695,000



## GENERAL INFORMATION

Welcome to this stunning property that offers the perfect blend of comfort and style. This beautiful home boasts not only a prime location but also a spacious layout that is sure to impress.

As you step inside, you are greeted by a reception room that is perfect for entertaining guests or simply relaxing with your family. With six bedrooms, there is ample space for everyone to have their own sanctuary. The three bathrooms, including the exquisite family bathroom, ensure convenience and luxury for all residents.

The highlight of this property is the contemporary fitted kitchen that seamlessly flows into the dining room and onto the garden, creating a perfect space for hosting dinner parties or enjoying family meals. The beautiful décor throughout the property adds a touch of elegance and warmth to every room.

Step outside into the enclosed rear garden and you will find a summer house with its very own bar, perfect for hosting summer gatherings or simply unwinding after a long day. The garden also features numerous seating areas, ideal for enjoying a cup of tea in the morning or a glass of wine in the evening. Ample off-road parking ensures that you and your guests will never have to worry about finding a parking spot.

Additionally, the great transport links to the M4 make commuting a breeze, whether you're heading to work or exploring the beautiful surroundings that Swansea has to offer.



## FULL DESCRIPTION

### Entrance Hall

### Reception Room

21'8 x 14'5 (6.60m x 4.39m)

### Cloakroom

### Kitchen/Dining Room

25'0 max x 21'3 (7.62m max x 6.48m)

### Utility

11'0 x 5'0 (3.35m x 1.52m)

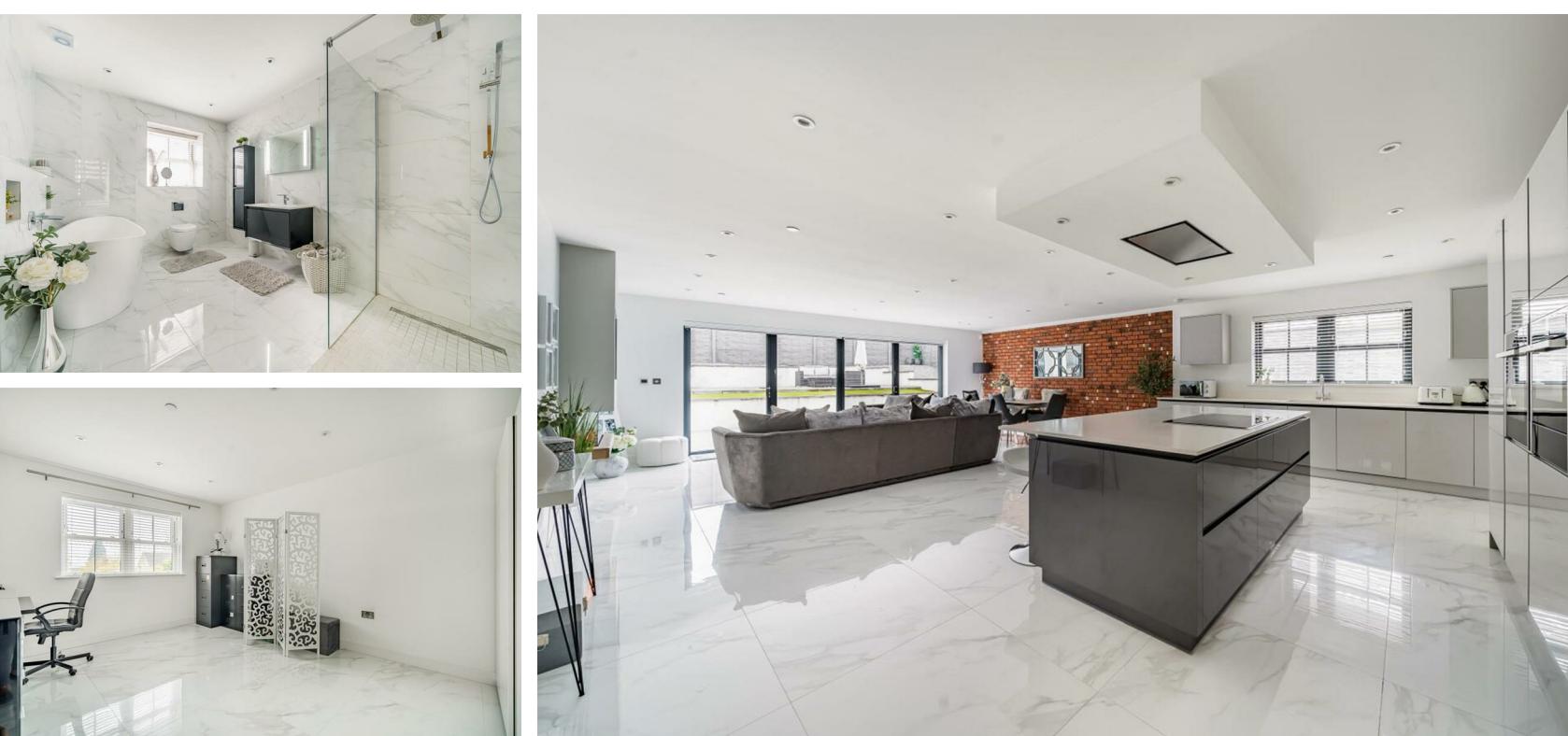
### Bathroom

### Office

15'8 x 11'6 (4.78m x 3.51m)

### Bedroom Two

15'0 x 13'10 (4.57m x 4.22m)



### Bedroom One

14'8 x 13'7 (4.47m x 4.14m)

### En-suite

### Bedroom Five

15'5 x 11'8 (4.70m x 3.56m)

### First Floor

### Landing

### Bedroom Three

20'6 max x 17'7 max (6.25m max x 5.36m max)

### Shower Room

### Bedroom Four

20'8 max x 14'0 max (6.30m max x 4.27m max)

### External

### Summer House

19'8 x 13'4 (5.99m x 4.06m)

### Garage

18'5 x 16'2 (5.61m x 4.93m)

### Council Tax Band

F

### EPC

B

### Tenure

Freehold

### Services

Mains electricity, gas, water and drainage.

Broadband currently supplied by BT. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

