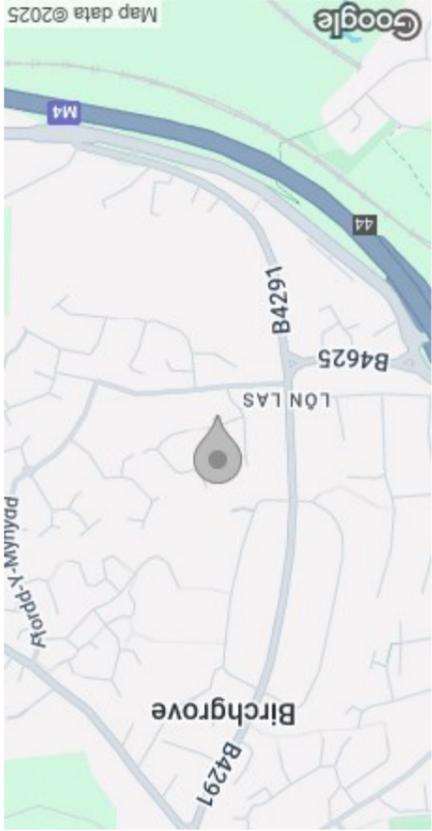


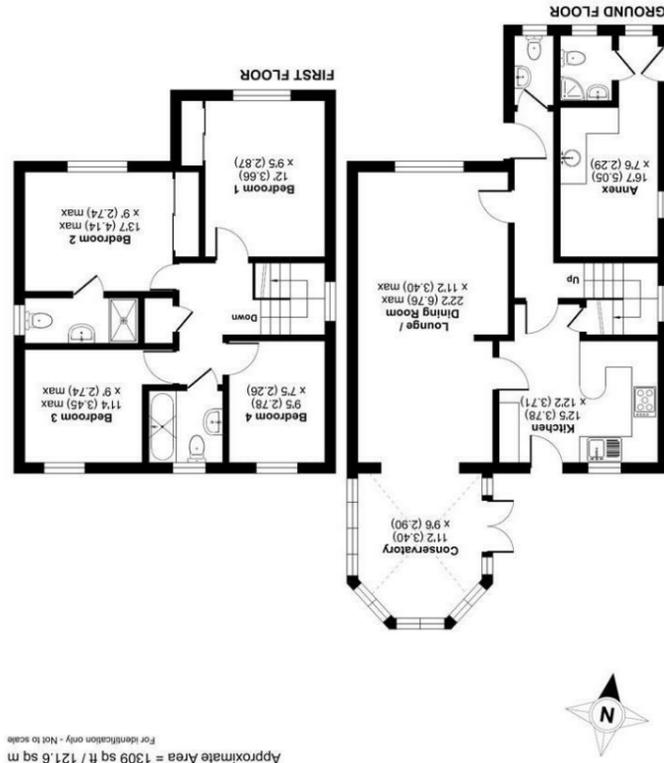
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

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EPC



AREA MAP



FLOOR PLAN



12 Heol Brithdir
 Birchgrove, Swansea, SA7 9PZ
 Asking Price £375,000



GENERAL INFORMATION

Nestled in the picturesque Heol Brithdir, Birchgrove, Swansea, this stunning four bed detached house with conservatory and separate living annex offers a perfect blend of modern elegance and natural beauty. Boasting two reception rooms, cloakroom, four bedrooms with the master benefitting from en-suite facilities, family bathroom with Jacuzzi bath and shower, a separate shower room, this property is ideal for those seeking a spacious and comfortable living space. Step inside to discover a beautifully presented interior, complete with a modern fitted kitchen featuring luxurious granite work surfaces. The charm of this home extends outdoors to a delightful wraparound garden that backs onto tranquil woodland, providing a peaceful retreat right at your doorstep. Conveniently, this property offers parking for 3/4 vehicles, ensuring you always have a space waiting for you. Additionally, the garage has been cleverly converted to a separate living accommodate offering a potential income opportunity or a cosy granny annex, adding versatility to this already impressive home. For those who need to commute, this property offers great transport links to Swansea city centre and the M4, making travel a breeze.

EPC - C / Council Tax Band - / Tenure - Freehold
Mains electricity, gas, water and drainage.
Electricity and gas currently supplied by Octopus.
Broadband currently supplied by BT.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

HALLWAY

CLOAKROOM

LOUNGE/DINING ROOM

22'2 max x 11'2 max (6.76m max x 3.40m max)

KITCHEN

12'5 x 12'2 (3.78m x 3.71m)

CONSERVATORY

11'2 x 9'6 (3.40m x 2.90m)

ANNEX

16'7 x 7'6 (5.05m x 2.29m)



LANDING

BEDROOM 2

13'7 max x 9' max (4.14m max x 2.74m max)

EN-SUITE

BEDROOM 1

12' x 9'5 (3.66m x 2.87m)

BEDROOM 4

9'5 x 7'5 (2.87m x 2.26m)

BEDROOM 3

11'4 max x 9' max (3.45m max x 2.74m max)

BATHROOM

EXTERNAL

