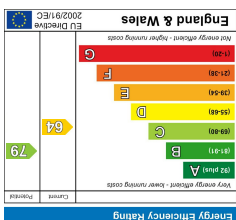
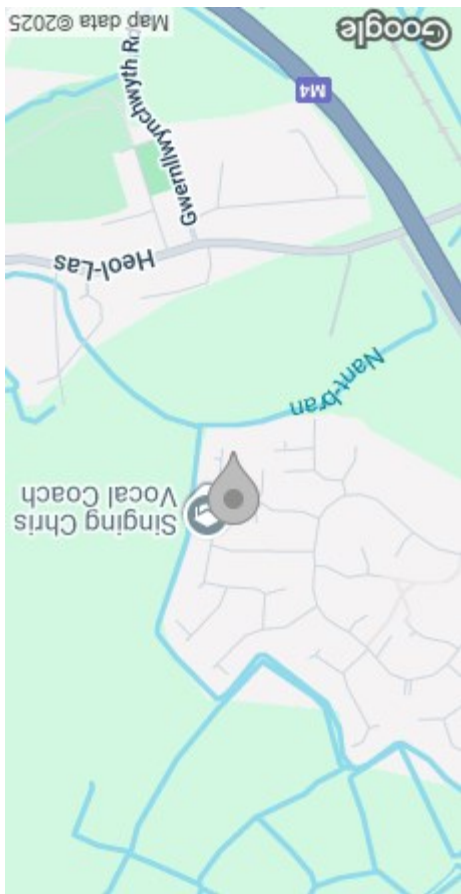




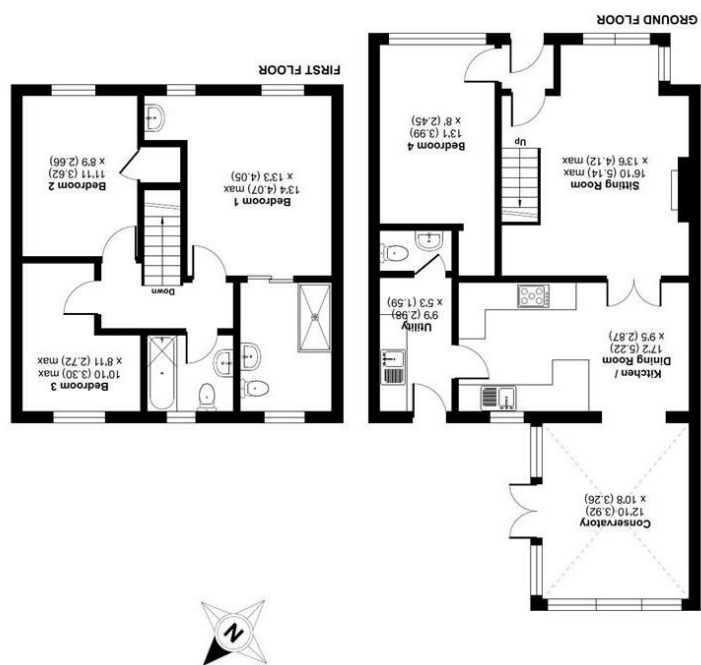
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Dawsons Property. REF: 1249670



EPC



AREA MAP



Llys Ael Y Bryn, Birchgrove, Swansea, SA7
Approximate Area = 1259 sq ft / 116.9 sq m
For identification only - Not to scale

FLOOR PLAN



54 Lllys Ael Y Bryn
Birchgrove, Swansea, SA7 0HB
Offers Over £299,000



GENERAL INFORMATION

Situated in the charming area of Birchgrove, Swansea, this delightful detached house at Llys Ael Y Bryn offers a perfect blend of comfort and modern living.

With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception room provide ample space for relaxation and entertaining, while the tastefully decorated interiors create a warm and inviting atmosphere.

The heart of the home is undoubtedly the modern fitted kitchen, which seamlessly opens into the dining room, making it perfect for family meals and gatherings.

Additionally, the conservatory adds a touch of elegance and allows for an abundance of natural light, creating a serene space to enjoy the beautifully maintained garden.

Outside, the garden is a true highlight, offering a tranquil retreat for outdoor activities or simply unwinding in nature.

The property also boasts parking for two vehicles, ensuring convenience for residents and guests alike.

FULL DESCRIPTION

Entrance

Porch

Bedroom Four
13'1 x 8'0 (3.99m x 2.44m)

Sitting Room
16'10 max x 13'6 max (5.13m max x 4.11m max)

Kitchen/Dining Room
17'2 x 9'5 (5.23m x 2.87m)

Utility
9'9 x 5'3 (2.97m x 1.60m)

Cloakroom



Conservatory
12'10 x 10'8 (3.91m x 3.25m)

First Floor

Landing

Bedroom One
13'4 max x 13'3 (4.06m max x 4.04m)

Ensuite

Bedroom Two
11'11 x 8'9 (3.63m x 2.67m)

Bedroom Three
10'10 max x 8'11 max (3.30m max x 2.72m max)

Bathroom

External

Parking
Driveway

Council Tax Band
E

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and sewerage.
Broadband - the current supplier is YouFibre.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

