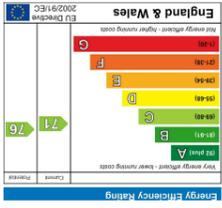
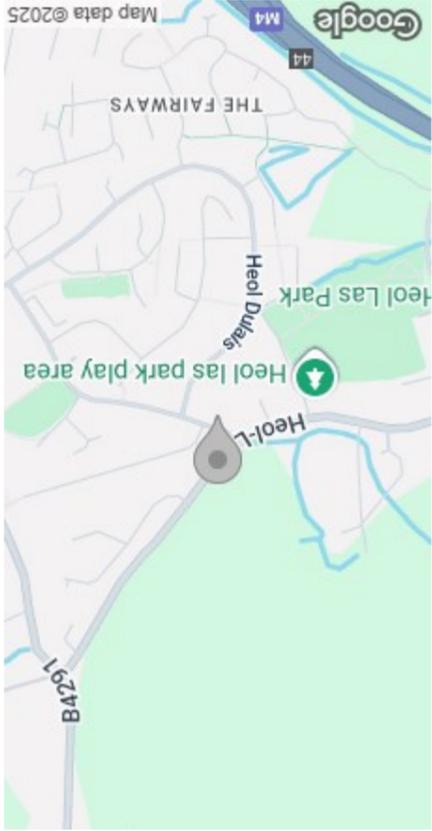


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Revision 2025). Produced for Dawson's Property, REF: 1320087.



Heol Nant Bran, Birchgrove, Swansea, SA7
 Approximate Area = 1170 sq ft / 108.6 sq m
 For identification only - Not to scale

FLOOR PLAN



8 Heol Nant Bran
 Birchgrove, Swansea, SA7 9LS
 Offers Over £275,000



GENERAL INFORMATION

** Offers Over £275,000 **

Located in the charming area of Birchgrove, Swansea, this beautifully presented dormer detached bungalow on Heol Nant Bran offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts an inviting kitchen opening into a spacious dining room, providing ample space for relaxation and entertaining guests.

As you step inside, you will be greeted by the delightful character features that enhance the home's unique charm. The layout is both practical and welcoming, ensuring a warm atmosphere throughout. The shower room, utility and cloakroom are conveniently located, catering to the needs of the household.

One of the standout features of this property is the enchanting enclosed rear garden, which offers a private outdoor space perfect for enjoying sunny days or hosting gatherings. The garden is a wonderful extension of the home, providing a tranquil setting for relaxation.

Additionally, the property benefits from driveway parking leading to a garage, ensuring convenience for residents and visitors alike. With great transport links to the M4, commuting to nearby areas is made easy, making this location ideal for those who travel for work or leisure.

FULL DESCRIPTION

Entrance

Hallway

Reception Room

20'8 max x 11'11 (6.30m max x 3.63m)

Bedroom Three

11'5 x 7'10 (3.48m x 2.39m)

Kitchen

15'7 x 8'9 (4.75m x 2.67m)

Dining Room

13'4 x 11'5 (4.06m x 3.48m)



Utility
9'0 x 5'1 (2.74m x 1.55m)

Cloakroom

First Floor

Landing

Bedroom One
11'11 x 10'8 (3.63m x 3.25m)

Shower Room

Bedroom Two

External

Parking
Driveway and garage.

Council Tax Band
D

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
Broadband - The current supplier is EE.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

