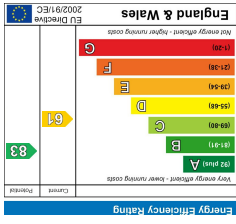
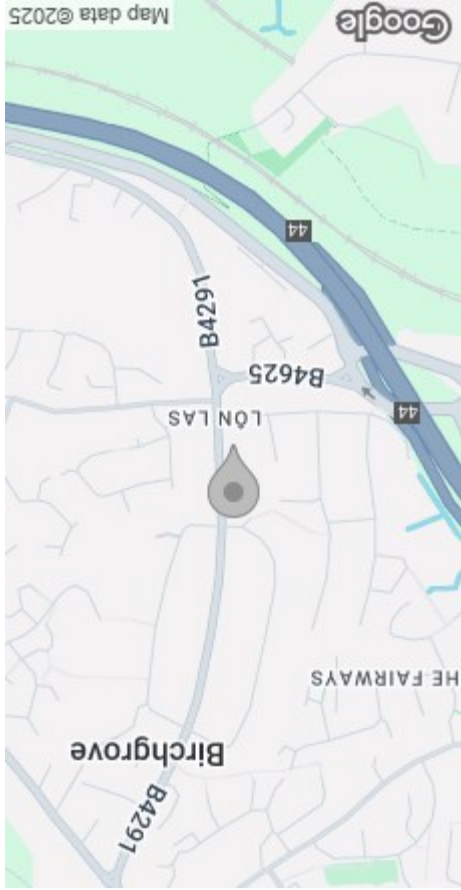




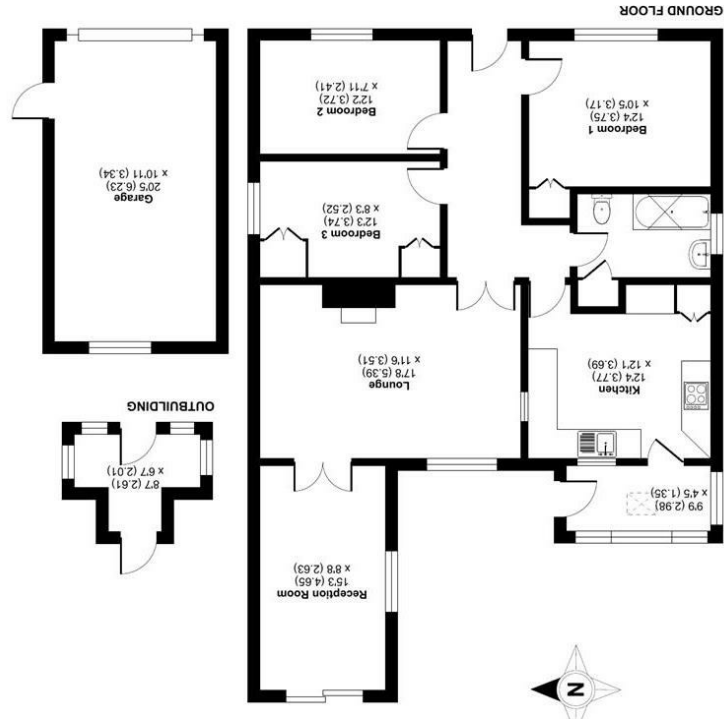
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Approximate Area = 1049 sq ft / 97.4 sq m
 Garage = 224 sq ft / 20.8 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 1315 sq ft / 122.1 sq m

Birchgrove Road, Birchgrove, Swansea, SA7

FLOOR PLAN



103 Birchgrove Road
 Birchgrove, Swansea, SA7 9JS
 Asking Price £225,000



GENERAL INFORMATION

Located in the charming area of Birchgrove, Swansea, this delightful detached bungalow offers a perfect blend of comfort and convenience.

With its well-presented interiors, this property boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The bungalow features three inviting bedrooms, ideal for families or those seeking extra room for guests or a home office. The accommodation is versatile, allowing for various living arrangements to suit your lifestyle. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is the beautifully maintained, enclosed rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air.

Parking is made easy with a driveway and garage, adding to the practicality of this lovely home.

The location benefits from excellent transport links to the M4, making commuting a breeze and providing easy access to the wider region.

FULL DESCRIPTION

Entrance

Hallway

Bedroom One
12'4 x 10'5 (3.76m x 3.18m)

Bathroom

Kitchen
12'4 x 12'1 (3.76m x 3.68m)

Lean To
9'9 x 4'5 (2.97m x 1.35m)



Lounge
17'8 x 11'6 (5.38m x 3.51m)

Reception Room
15'3 x 8'8 (4.65m x 2.64m)

Bedroom Three
12'3 x 8'3 (3.73m x 2.51m)

Bedroom Two
12'2 x 7'11 (3.71m x 2.41m)

External

Garage
20'5 x 10'11 (6.22m x 3.33m)

Outbuilding
8'7 x 6'7 (2.62m x 2.01m)



Parking
Driveway and garage

Council Tax Band
D

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

