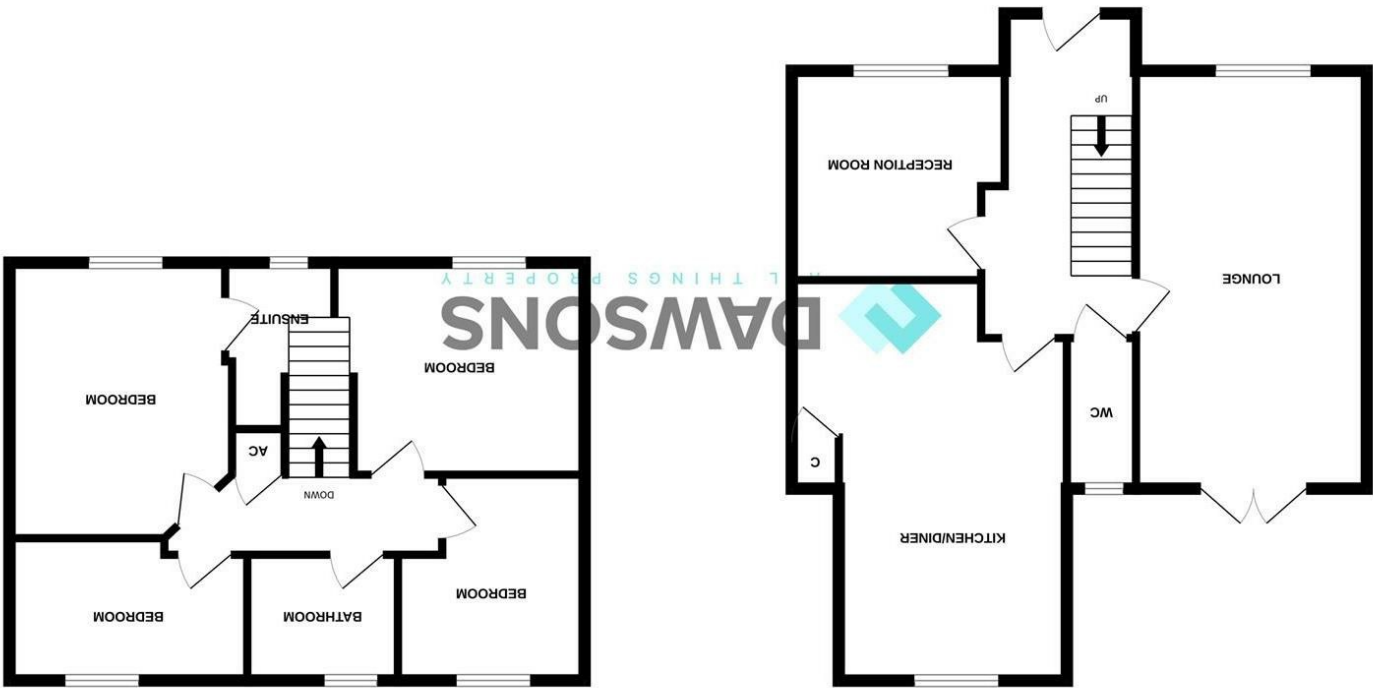


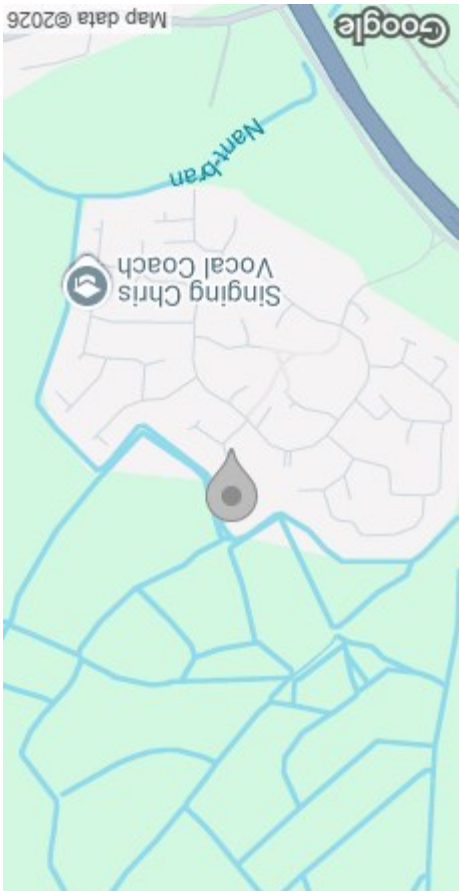
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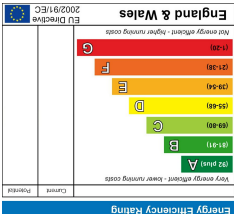


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Situated in the charming area of Birchgrove, Swansea, this beautifully presented detached house at Ger Y Nant offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The contemporary fitted kitchen is a highlight of the home, designed to meet the needs of today's lifestyle. It is both stylish and functional, making it a delightful space for cooking and gathering with loved ones. The property also boasts two well-appointed bathrooms as well as a cloakroom, adding convenience for busy households.

Step outside to discover the enclosed rear garden, a private oasis perfect for outdoor activities, gardening, or simply unwinding in the fresh air. The driveway and garage offer secure parking and additional storage, enhancing the practicality of this lovely home.

Located with great transport links to the M4, commuting to nearby cities and attractions is made easy, making this property not only a beautiful place to live but also a strategically positioned one. This delightful home in Birchgrove is a must-see for anyone looking to settle in a vibrant community with excellent amenities.

FULL DESCRIPTION

Entrance

Hallway

Cloakroom
7'3 x 3'3 (2.21m x 0.99m)

Lounge
13'8 x 13'2 (4.17m x 4.01m)

Reception Room
10'0 x 9'11 (3.05m x 3.02m)

Kitchen/Breakfast Room
18'11 x 13'0 (5.77m x 3.96m)



First Floor

Landing

Bedroom
13'0 x 10'5 (3.96m x 3.18m)

Ensuite
7'10 x 4'9 (2.39m x 1.45m)

Bedroom
11'3 x 6'9 (3.43m x 2.06m)

Bathroom

Bedroom
9'9 x 8'10 (2.97m x 2.69m)

External

Parking
Driveway and garage.

Council Tax Band
E

EPC
C

Tenure
Freehold

Services
TBC

