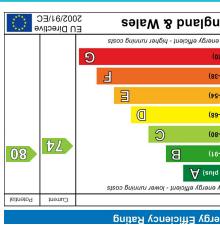
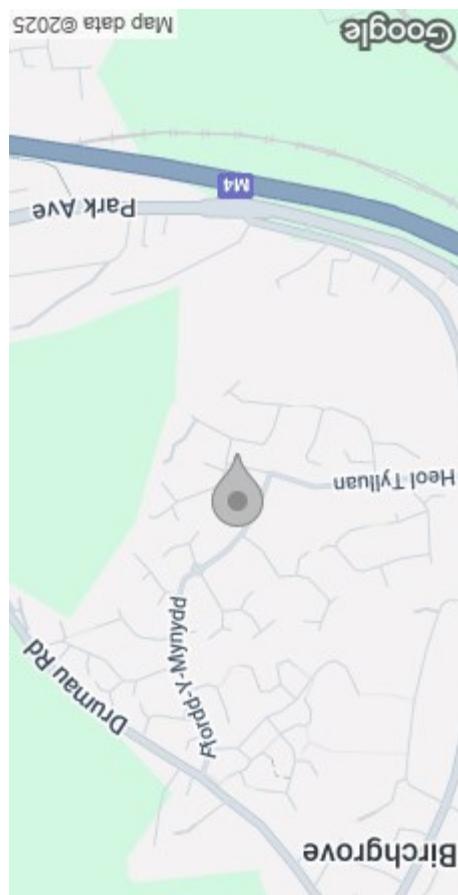




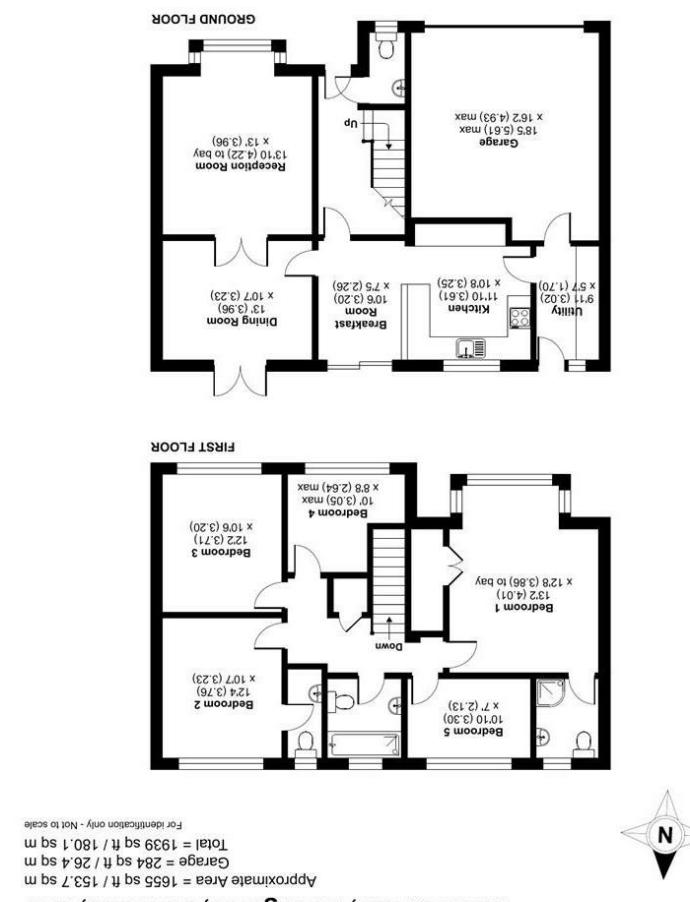
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



Heol Barcud, Birchgrove, Swansea, SA7

### FLOOR PLAN



**2 Heol Barcud**  
Birchgrove, Swansea, SA7 9NL  
Offers Over £385,000



## GENERAL INFORMATION

\*\* OFFERS OVER £385,000\*\*

Located in the charming area of Birchgrove, Swansea, this beautifully maintained detached house on Heol Barcud offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking comfort and space. The well-presented interior features a generous reception room, ideal for both relaxation and entertaining guests.

The house boasts two modern bathrooms, ensuring convenience for all residents. One of the standout features of this property is the enclosed rear garden, which provides a private outdoor space for children to play or for hosting summer gatherings. The garden is well-kept, adding to the overall appeal of the home.

For those who require parking, the property includes a driveway and a garage, providing ample space for vehicles and additional storage. The location offers great transport links to the M4, making commuting to nearby cities and towns straightforward and efficient.

With no chain involved, this property is ready for you to move in and make it your own.



## FULL DESCRIPTION

### Entrance



### Hallway

### Cloakroom

### Reception Room

13'10 to bay x 13'0 (4.22m to bay x 3.96m)

### Dining Room

13'0 x 10'7 (3.96m x 3.23m)

### Breakfast Room

10'6 x 7'5 (3.20m x 2.26m)

### Kitchen

11'10 x 10'8 (3.61m x 3.25m)

### Utility

9'11 x 5'7 (3.02m x 1.70m)



**Garage**  
18'5 max x 16'2 max (5.61m max x 4.93m max)

### First Floor

### Landing

### Bedroom One

13'2 x 12'8 to bay (4.01m x 3.86m to bay)

### Ensuite

### Bedroom Two

12'4 x 10'7 (3.76m x 3.23m)

### Ensuite

### Bedroom Three

12'2 x 10'6 (3.71m x 3.20m)

### Bedroom Four

10'0 max x 8'8 max (3.05m max x 2.64m max)

### Bedroom Five

10'10 x 7'0 (3.30m x 2.13m)

### Bathroom

### External

### Parking

Driveway and garage

### Council Tax Band

E

### EPC

C

### Tenure

Freehold

### Services

Mains electricity, gas, water (billed) 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.

