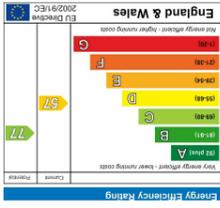


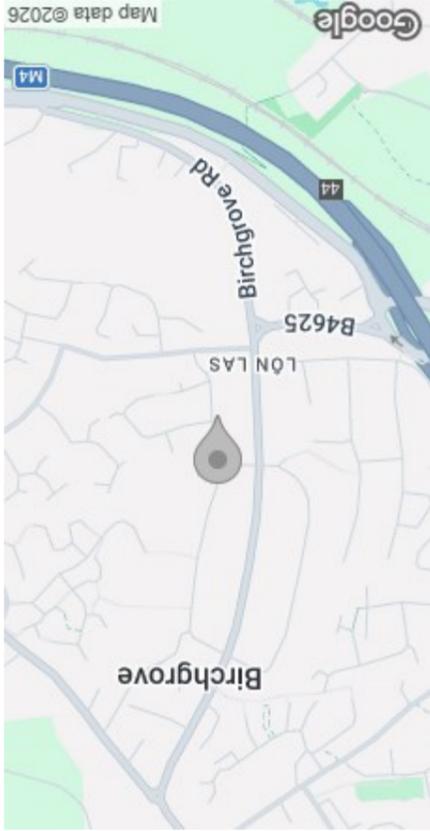


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

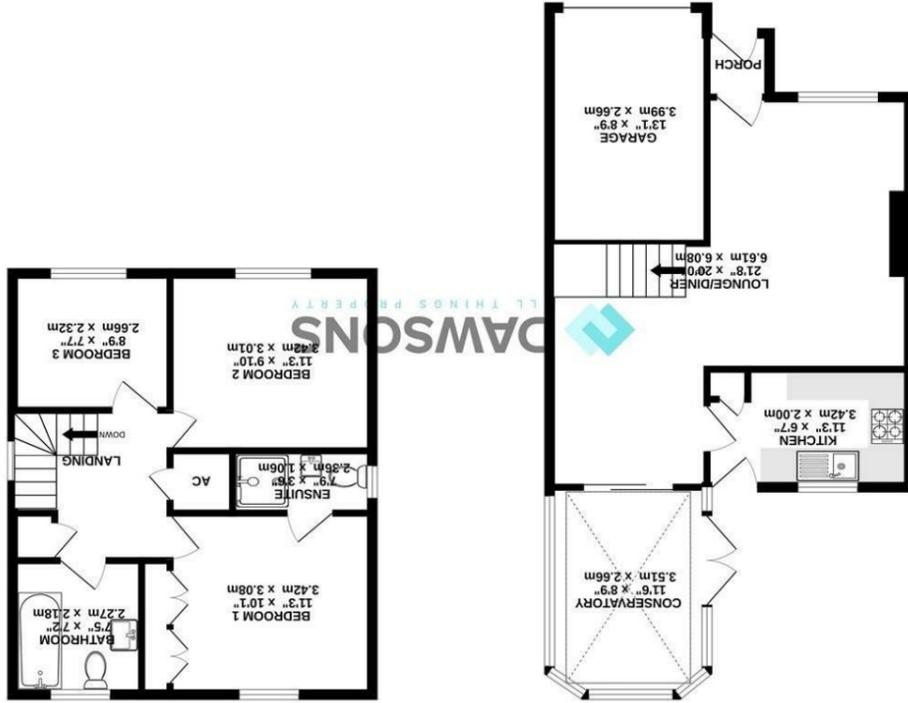
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of some windows, doors and other items are approximate and responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have been based on no guarantee, as to their quantity or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



49 Heol Brithdir
 Birchgrove, Swansea, SA7 9PZ
 Offers Over £275,000



GENERAL INFORMATION

Situated in the charming area of Birchgrove, Swansea, this delightful property on Heol Brithdir offers a wonderful opportunity for both families and professionals alike. Well presented throughout, the home boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

With three comfortable bedrooms, this residence is perfect for those seeking a peaceful retreat. The property also features two well-appointed bathrooms, ensuring convenience for all occupants.

The enclosed rear garden is a lovely addition, offering a private outdoor space for children to play or for hosting summer barbecues with friends and family. For those with vehicles, the property includes a driveway and a garage, providing secure parking and additional storage options.

One of the standout features of this home is its excellent transport links to the M4, making commuting to nearby cities and regions a breeze. Furthermore, the property is offered with no chain, allowing for a smooth and efficient purchase process.

FULL DESCRIPTION

Entrance

Porch

Lounge/Diner

21'8 x 20'0 (6.60m x 6.10m)

Kitchen

11'3 x 6'7 (3.43m x 2.01m)

Conservatory

11'6 x 8'9 (3.51m x 2.67m)

First Floor



Landing

Bedroom One

11'3 x 10'1 (3.43m x 3.07m)

Ensuite

Bedroom Two

11'3 x 9'10 (3.43m x 3.00m)

Bedroom Three

8'9 x 7'7 (2.67m x 2.31m)

Bathroom

7'5 x 7'2 (2.26m x 2.18m)

External

Parking

Driveway and garage (13'1 x 8'9)

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.

