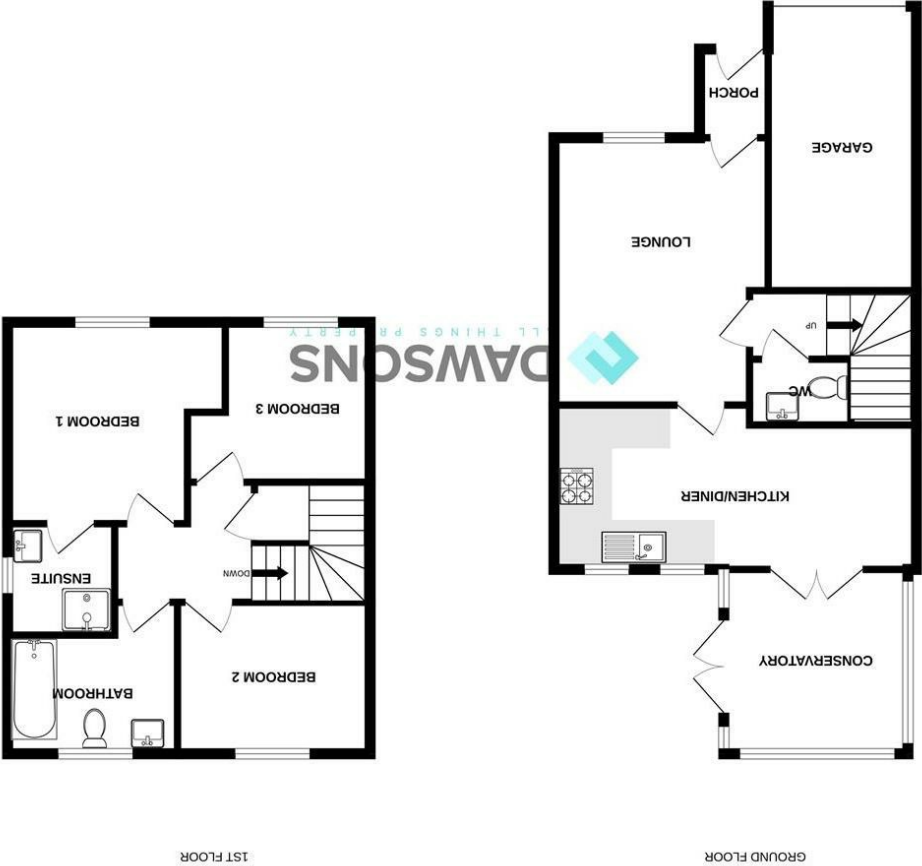


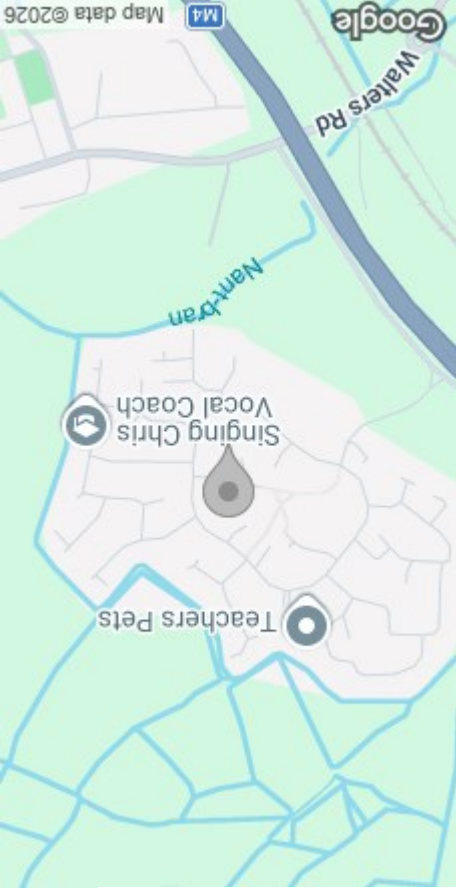
FLOOR PLAN



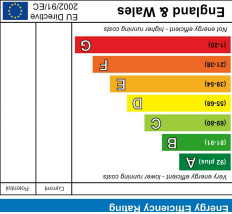
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AREA MAP



EPC



135 Woodfield Street, Morriston, SA6 8AL  
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W dawsonsproperty.co.uk



## 9 Coed Fedwen

Birchgrove, Swansea, SA7 0HA

Offers Over £240,000



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## GENERAL INFORMATION

We are pleased to offer for sale this well-presented semi-detached family home, tucked away in a quiet cul-de-sac within the popular residential area of Birchgrove, Swansea.

The property comprises an entrance porch, cloakroom, lounge, and a modern open-plan kitchen/dining room which flows beautifully into a conservatory, creating an ideal space for everyday family life and entertaining. To the first floor, there is a master bedroom with en-suite shower room, two further bedrooms, and a family bathroom.

Externally, the home benefits from a garage and off-road parking to the front, while the enclosed rear garden enjoys a corner plot position, offering a good degree of privacy.

Well positioned for excellent transport links to the M4, the property allows easy commuting to nearby cities and attractions. Combined with its peaceful setting and access to local amenities, this attractive home offers both comfort and convenience, making it an ideal choice for families seeking a welcoming community location.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Cloakroom

#### Lounge

14'3" x 11'5" (4.35m x 3.49m)

#### Kitchen/Dining Room

17'0" x 8'9" (5.19m x 2.68m)

#### Conservatory

9'10" x 9'10" (3.00m x 3.00)







## First Floor

### Landing

#### Bedroom 1

11'7" x 10'9" (3.55m x 3.28m)

#### Ensuite Shower Room

#### Bedroom 2

10'3" x 8'1" (3.14m x 2.47m)

#### Bedroom 3

9'9" x 8'6" (2.98m x 2.60m)

### Bathroom

### External

#### Garage

15'2" x 7'11" (4.63m x 2.42m)

### Off Road Parking to Front

### Enclosed Rear Corner Plot Garden

### Tenure - Freehold

### Council Tax Band - D

### EPC - C

### Services

Mains Gas & Electric  
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

