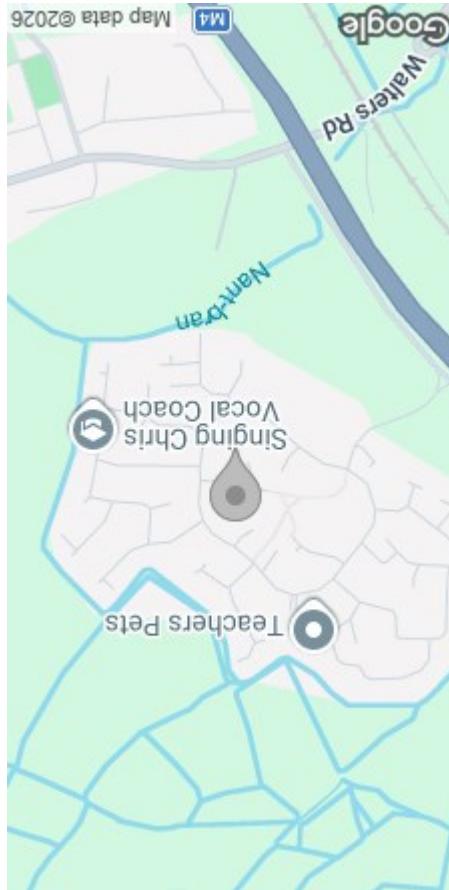
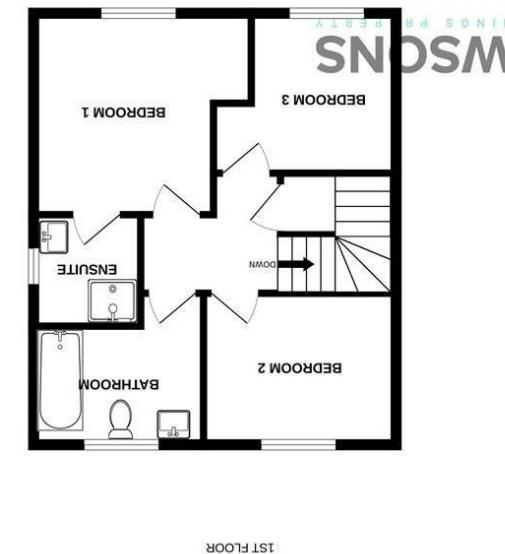


These particular warranties are believed to be accurate only for guidance and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

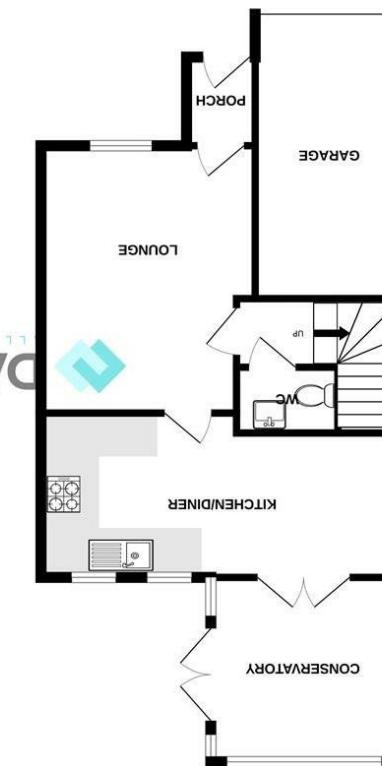
EPC



AREA MAP



1ST FLOOR



ROUND FLOOR

FLOOR PLAN



9 Coed Fedwen
Birchgrove, Swansea, SA7 0HA
Offers Over £240,000



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.

