



GENERAL INFORMATION

Located in the desirable area of Birchgrove, Swansea, this charming detached house in Ger Y Nant offers a perfect blend of comfort and convenience.

With four spacious bedrooms and a family bathroom, this property is ideal for families seeking a welcoming home. The versatile accommodation includes two inviting reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is the well-appointed kitchen, which opens seamlessly to a breakfast room, creating a warm and sociable atmosphere for family gatherings.

Outside, you will find a well-maintained, enclosed rear garden, perfect for children to play or for hosting summer barbecues. The garden offers a private retreat, allowing you to unwind in a tranquil setting.

Parking is a breeze with space for up to three vehicles, making it convenient for families with multiple cars or guests.

Additionally, the property benefits from excellent transport links to the M4, providing easy access to nearby cities and beyond. With no chain involved, this home is ready for you to move in and make it your own.

FULL DESCRIPTION

Entrance

Hallway

Dining Room
10'0" x 9'11" (3.07 x 3.03)

Lounge
10'8" x 20'2" (3.27 x 6.17)

Cloakroom
7'3" x 3'3" (2.23 x 1.01)

Kitchen/Breakfast Room
18'11" x 13'0" (5.79 x 3.98)

First Floor



Landing

Bedroom
3.98 x 3.22 (0.91m.29.87m x 0.91m.6.71m)

Ensuite
7'10" x 4'9" (2.41 x 1.47)

Bedroom
11'3" x 6'9" (3.44 x 2.06)

Bathroom

Bedroom
9'9" x 8'10" (2.99 x 2.70)

Bedroom
10'9" x 10'1" (3.3 x 3.09)



External

Parking
Driveway and garage

Council Tax Band
E

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and drainage. 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.

