

47 Ger Y Nant

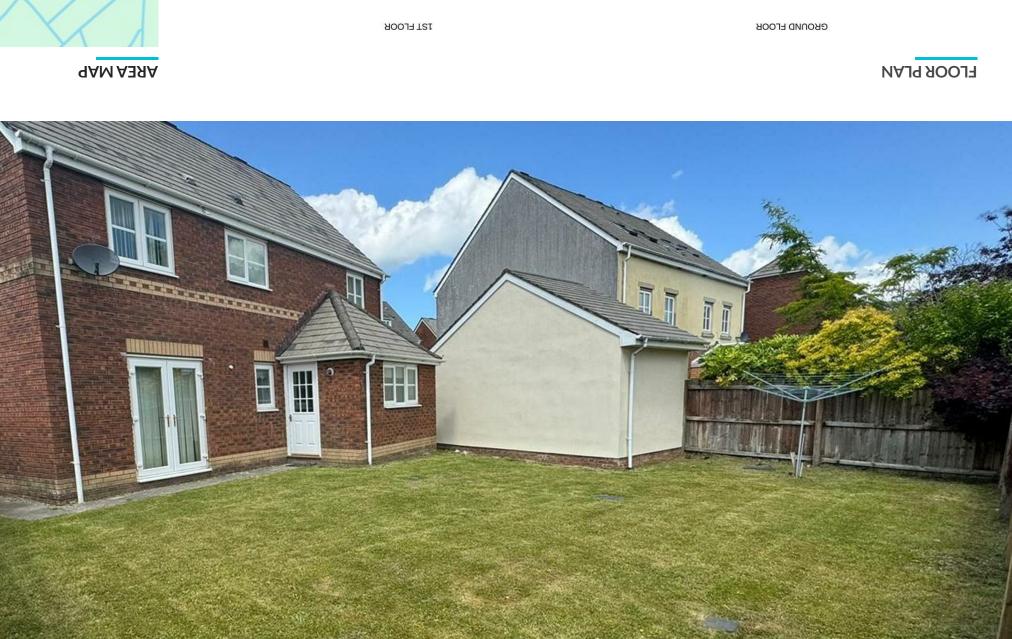














**EbC** 

England & Wales

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atatements 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 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

or warranty in respect of the property.

135 Woodfield Street, Morriston, SA6 8AL

KITCHEN/BREAKFAST ROOM

**DAWSONS** 



Map data @2025

Singing Chris Vocal Coach





### **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

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  $\,$  ${\it garden\, offers\, a\, private\, retreat, allowing\, you\, to\, unwind\, in\, a\, tranquil}$ 

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** 

**EPC** 

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.