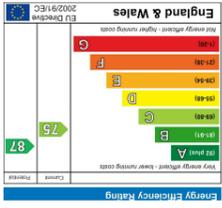
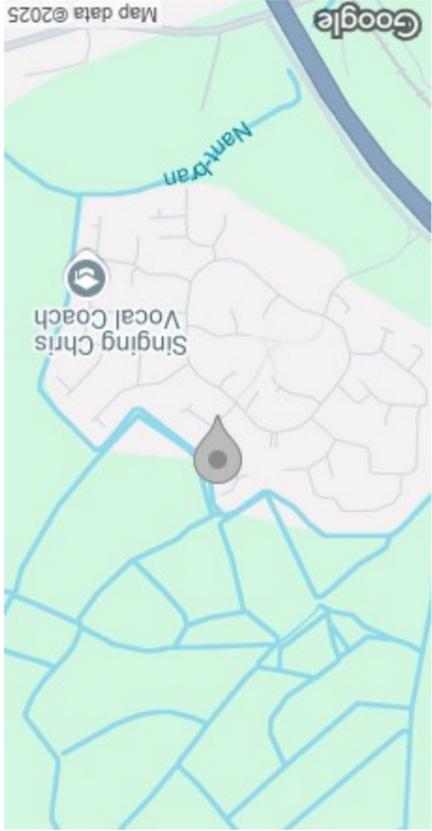


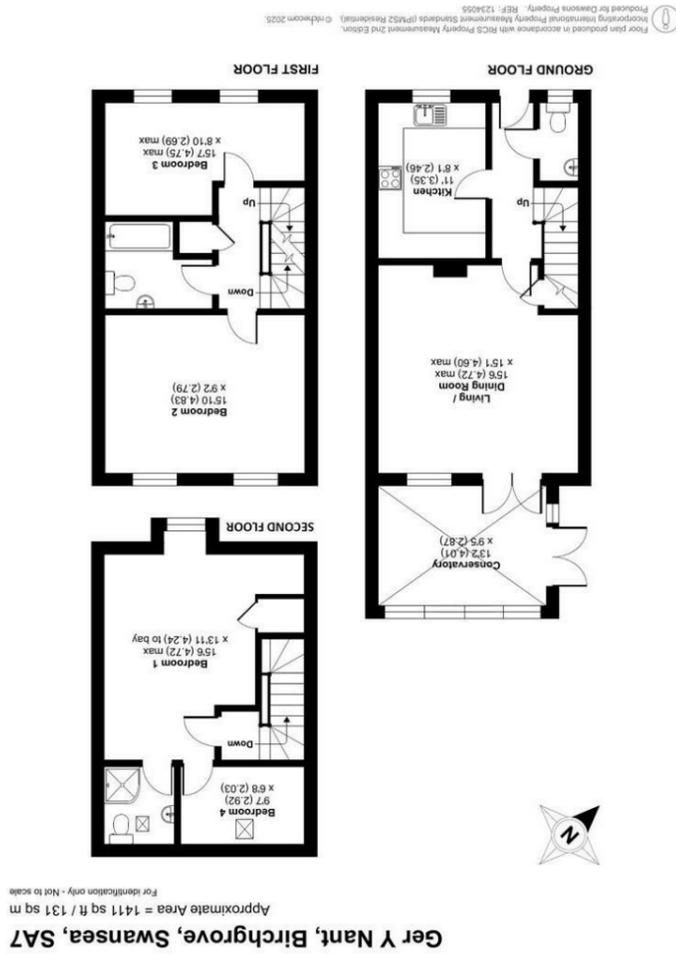
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



45 Ger Y Nant
 Birchgrove, Swansea, SA7 0HD
Offers Over £260,000



GENERAL INFORMATION

Located in the charming area of Birchgrove, Swansea, this immaculate townhouse at Ger Y Nant presents an exceptional opportunity for those seeking a modern and comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a stylish fitted gloss grey kitchen, ideal for both cooking and entertaining. The kitchen is designed with contemporary living in mind, providing ample storage and workspace. The delightful conservatory offers a bright and airy space, perfect for relaxation or family gatherings, while overlooking the enclosed rear garden. The property boasts two bathrooms, including a convenient cloakroom and an en-suite attached to the master bedroom, ensuring privacy and comfort for all residents. Each bedroom is thoughtfully designed, providing a peaceful retreat at the end of the day. For those with vehicles, the property offers parking for two, a valuable feature in this desirable location. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. This townhouse is not only immaculate throughout but also conveniently located near local amenities, schools, and transport links, making it an ideal choice for modern living.

FULL DESCRIPTION

Entrance

Hallway

Cloakroom

Kitchen
11'0 x 8'1 (3.35m x 2.46m)

Living/Dining Room
15'6 max x 15'1 max (4.72m max x 4.60m max)

Conservatory
13'2 x 9'5 (4.01m x 2.87m)

First Floor



Landing

Bedroom Two
15'10 x 9'2 (4.83m x 2.79m)

Bathroom

Bedroom Three
15'7 max x 8'10 max (4.75m max x 2.69m max)

Second Floor

Bedroom One
15'6 max x 13'11 to bay (4.72m max x 4.24m to bay)

En-suite

Bedroom Four
9'7 x 6'8 (2.92m x 2.03m)



External

Parking
Driveway

Council Tax Band
D

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and drainage. Broadband - the current supplier is supplied by Sky. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

