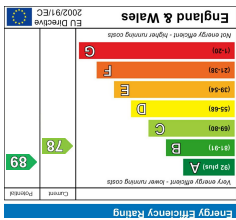
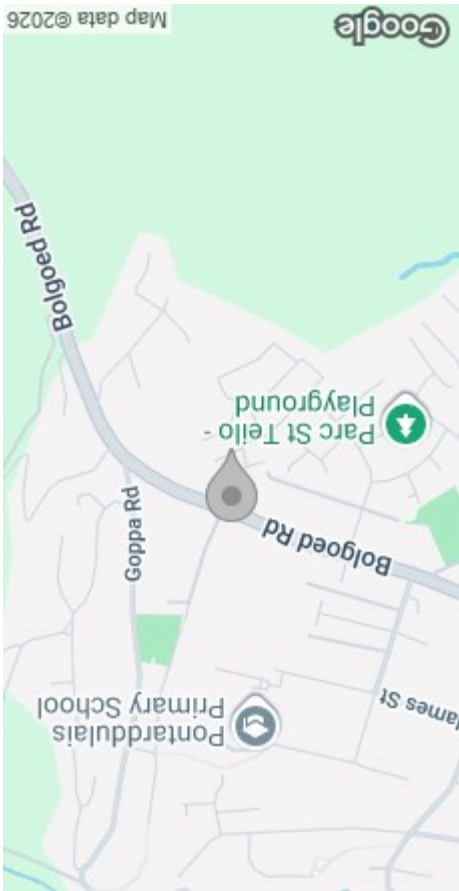


or warranty in respect of the property.

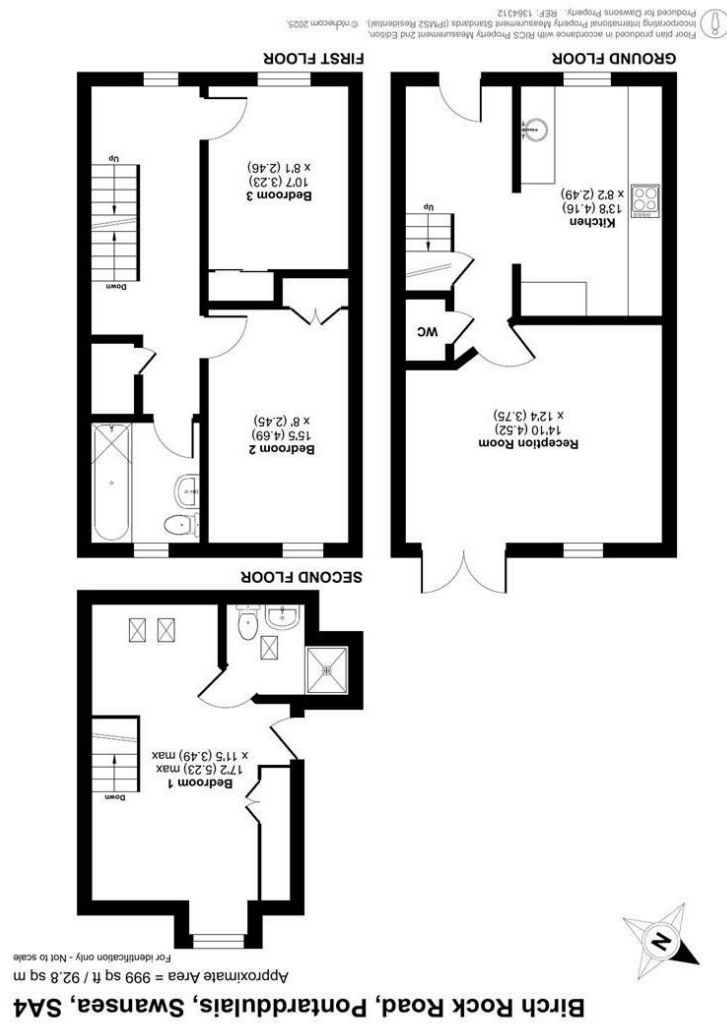
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



## AREA MAP



## FLOOR PLAN



**33 Birch Rock Road**  
Pontarddulais, SWANSEA, SA4 8JB  
**Offers Over £200,000**





GENERAL INFORMATION

Situated on Birch Rock Road, Pontarddulais, Swansea, this three-bedroom mid-town house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

The master bedroom features a convenient shower en-suite, ensuring privacy and ease for the occupants. Additionally, a family bathroom serves the other bedrooms, making morning routines a breeze, along with a convenient W.C downstairs.

The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. The property also benefits from a driveway, providing off-road parking for your convenience.

Situated close to a local primary school, this home is particularly appealing for families with young children, offering a safe and friendly community environment. With its excellent location and thoughtful layout, this mid-town house is an ideal choice for those looking to settle in a welcoming neighbourhood. Don't miss the opportunity to make this lovely property your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen  
13'7" x 8'2" (4.16m x 2.49m )

Reception Room  
14'9" x 12'3" (4.52m x 3.75m )

W.C

First Floor

Landing

Bedroom 2  
15'4" x 8'0" (4.69m x 2.45m )



Bedroom 3  
10'7" x 8'0" (3.23m x 2.46m )

Family Bathroom

Second Floor

Bedroom 1  
17'1" max x 11'5" max (5.23m max x 3.49m max )

Shower En-suite

**Parking**  
Driveway with 2 spaces to the rear of the property.

**Council Tax band = D**

**EPC = C**

**Tenure**

Freehold

**Services**

Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Broadband - The current supplier is Sky (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

