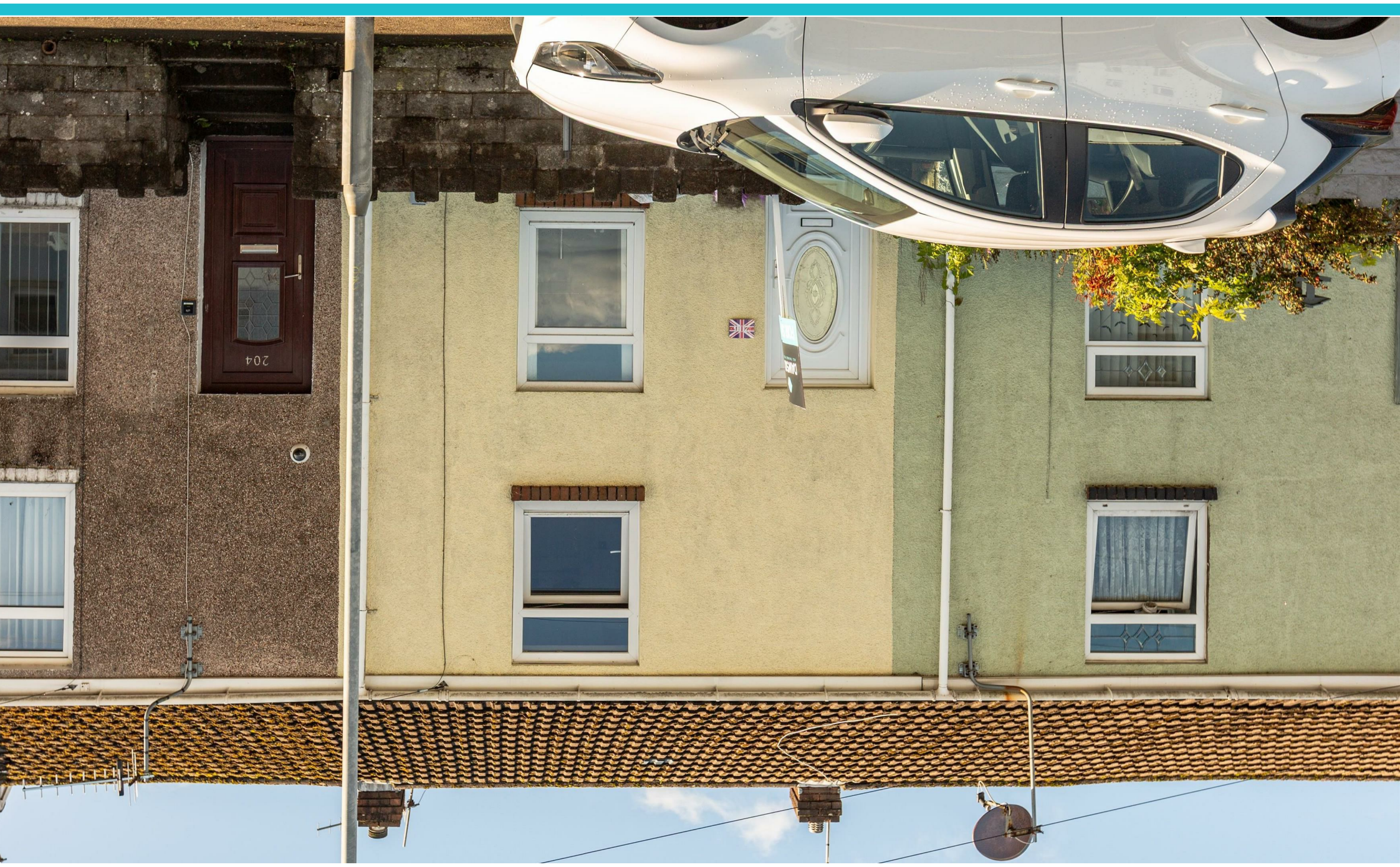
206 Birchgrove Road

Birchgrove, Swansea, SA7 9JU

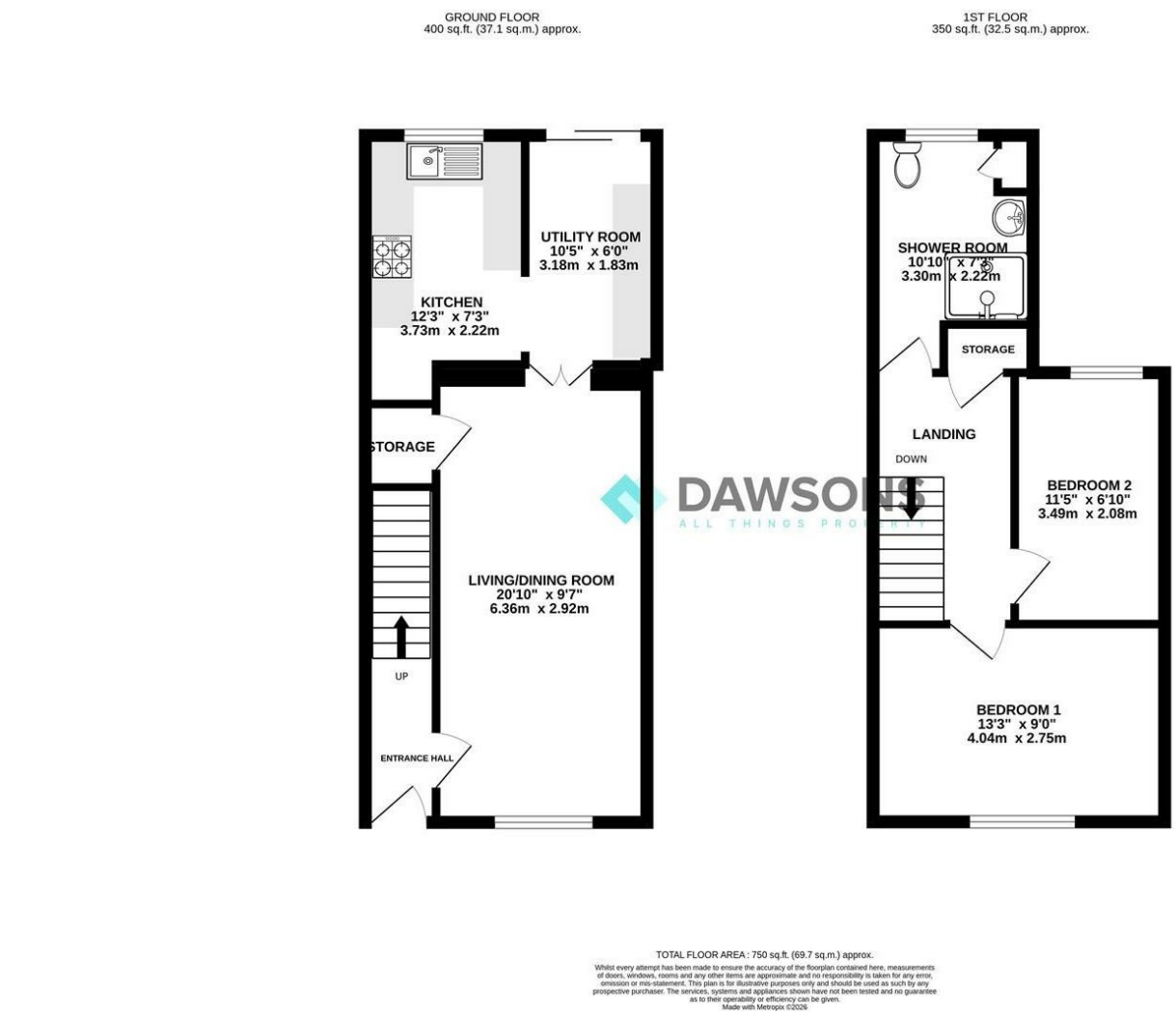
Asking Price £120,000

2 | 1 | 1 | D

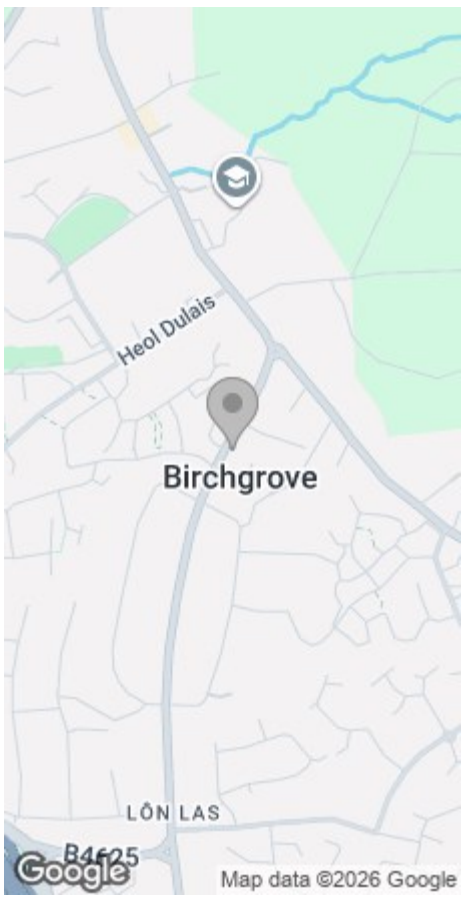
DAWSONS
ALL THINGS PROPERTY



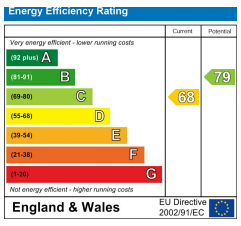
FLOOR PLAN



AREA MAP



EPC



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.

135 Woodfield Street, Morriston, SA6 8AL
T **01792 700 777** E **mo@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

The Property Ombudsman | Relocation agent network | BEST AGENTS AWARDS 2021 WINNER SALES | BEST AGENTS AWARDS 2021 WINNER LETTINGS

GENERAL INFORMATION

Situated in the charming area of Birchgrove, Swansea, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that is well-presented, providing a perfect setting for relaxation or entertaining guests. The house is thoughtfully designed, ensuring that every corner is utilised effectively, creating a warm and inviting atmosphere throughout.

The property features a fitted kitchen leading to utility room as we as a family shower room, which adds to the overall appeal and convenience of the home. One of the standout features is the enclosed rear garden, offering a private outdoor space for gardening, leisure, or simply enjoying the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, ensuring that shops, schools, and other essential services are just a short distance away. Additionally, the excellent transport links to the M4 make commuting to nearby cities and regions straightforward and efficient.
No chain







FULL DESCRIPTION

Entrance

Hallway

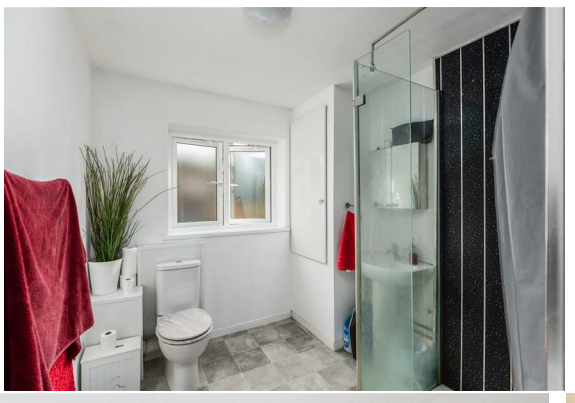
Living/Dining Room
20'10 x 9'7 (6.35m x 2.92m)



Kitchen
12'3 x 7'3 (3.73m x 2.21m)



Utility Room
10'5 x 6'0 (3.18m x 1.83m)



First Floor





Landing

Bedroom One
13'3 x 9'0 (4.04m x 2.74m)

Bedroom Two
11'5 x 9'0 (3.48m x 2.74m)



Shower Room
10'10 x 7'3 (3.30m x 2.21m)

External

Council Tax Band
B







EPC
D

Tenure
Freehold - Chain Free

Services
Mains electricity, gas, water and sewerage.
Broadband - The current supplier is Vodafone (Fibre).
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Vodafone.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.