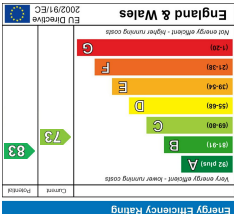
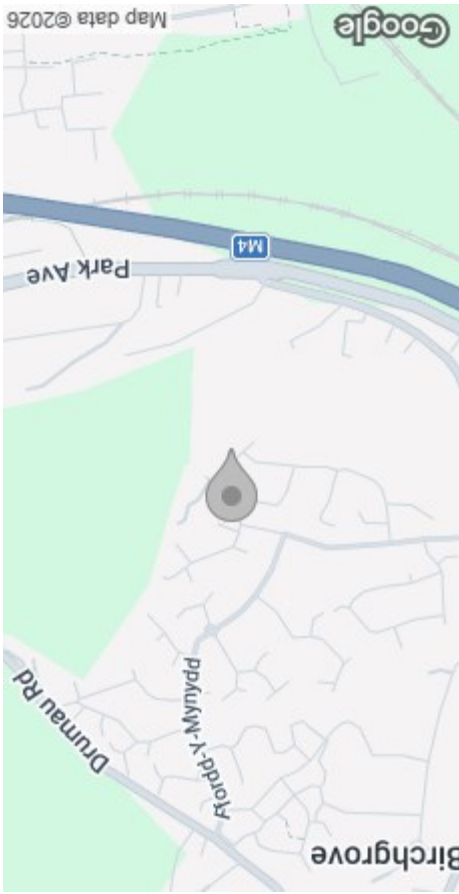


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

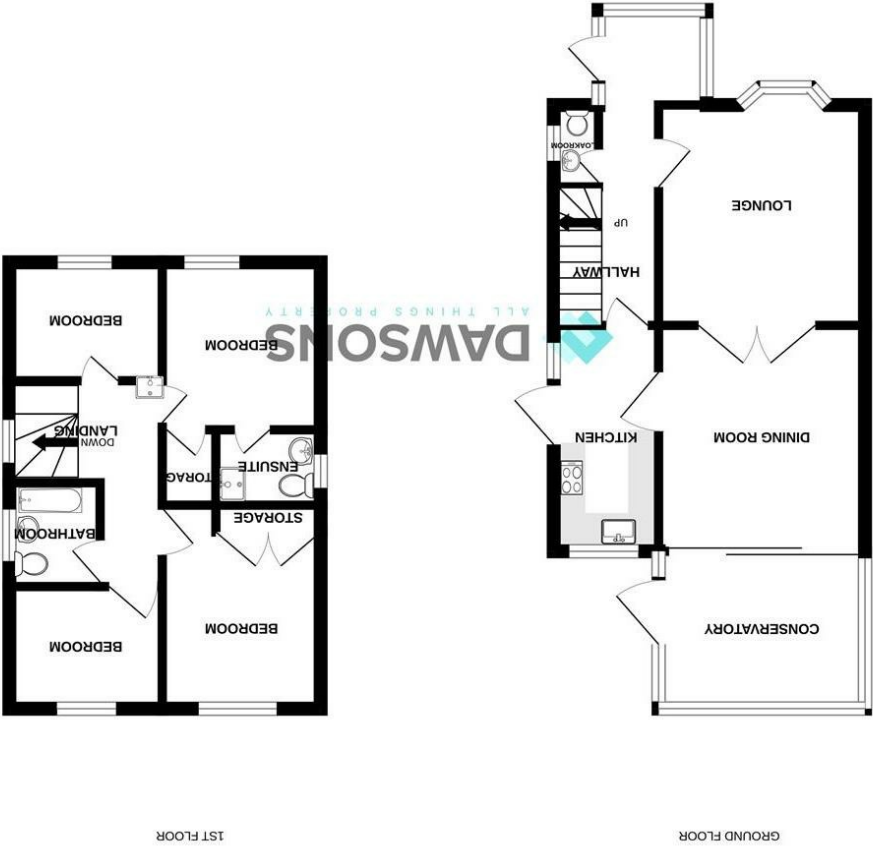
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and other areas are approximate and should be used as a guide only. The floorplan is not intended to be used as a basis for any legal proceedings and no guarantee is given as to the accuracy of the floorplan.



EPC



AREA MAP



GENERAL INFORMATION

Situated in the charming area of Heol Barcud, Birchgrove, Swansea, this beautifully presented detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this home is ideal for families seeking both space and modern living.

Upon entering, you are greeted by three inviting reception rooms, including a delightful lounge, a formal dining room, and a bright conservatory that seamlessly connects to the well-maintained, enclosed rear garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The modern fitted kitchen is a chef’s dream, equipped with contemporary appliances and ample storage, making meal preparation a pleasure. The property also boasts two well-appointed bathrooms as well as a cloakroom, ensuring convenience for all residents.

For those with vehicles, the property features a driveway and a garage, providing secure parking and additional storage options. Furthermore, the location offers excellent transport links to the M4, making commuting to nearby cities and attractions a breeze.

Offering a serene environment while being close to essential amenities. Whether you are looking to settle down or invest, this delightful house in Birchgrove is a must-see.

FULL DESCRIPTION

Entrance

Porch/Hallway

Cloakroom

Lounge
11'5 x 6'6 (3.48m x 1.98m)

Dining Room
12'4 x 9'2 (3.76m x 2.79m)

Conservatory

Kitchen
13'8 x 8'4 (4.17m x 2.54m)

First Floor



Landing

Bedroom One
12'1" x 8'6" (3.7 x 2.6)

Ensuite Shower Room

Bedroom Two
9'6" x 8'2" (2.9 x 2.5)

Bedroom Three
9'6" x 8'2" (2.9 x 2.5)

Bedroom Four
17'8" x 8'2" (5.4 x 2.5)

Bathroom

External

Parking
Driveway with EV charging pod point and garage.

Council Tax Band
E

EPC
C

Tenure
Freehold.

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

