# 26 Maes Y Wawr

Birchgrove, Swansea, SA7 0HL

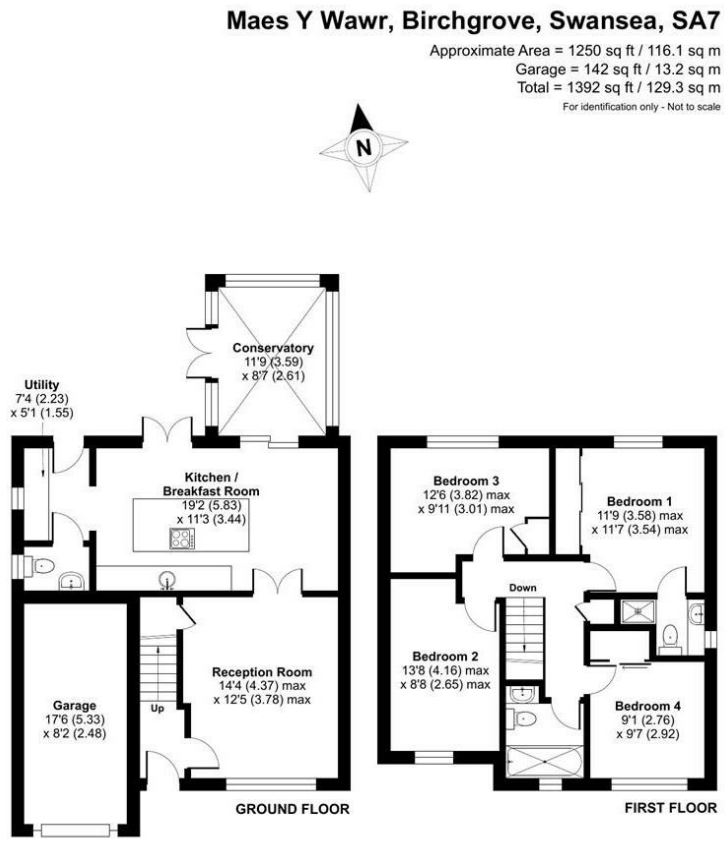
**Offers Over £350,000**

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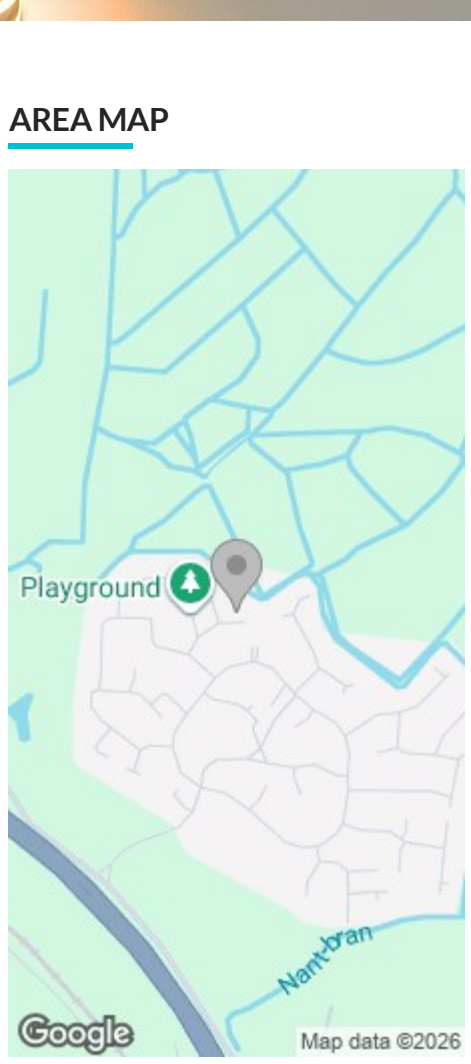


## FLOOR PLAN

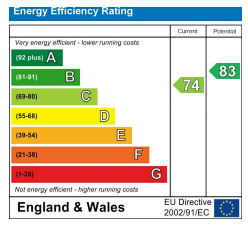



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Dawsons Property. REF: 1500703

## AREA MAP




## EPC




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


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## GENERAL INFORMATION

Situated in the charming area of Birchgrove, Swansea, this delightful detached house on Maes Y Wawr offers a perfect blend of comfort and style. With four spacious bedrooms, including a master suite complete with an ensuite shower room, this property is ideal for families seeking both space and privacy.

The lounge is a warm and welcoming area, perfect for unwinding after a long day. The kitchen/breakfast room is a true highlight, featuring modern amenities and leading seamlessly into a bright conservatory, which serves as an excellent spot for enjoying morning coffee or family meals while overlooking the garden. In addition to the main living areas, the property includes a practical utility room and a cloakroom, enhancing the overall functionality of the home.

The beautifully maintained, enclosed rear garden is a true highlight, offering a private oasis for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

For those with vehicles, the property features a driveway with parking for up to three vehicles, along with a garage for additional storage or parking needs. The location benefits from excellent transport links to the M4, making commuting to nearby cities and regions both easy and efficient.







## FULL DESCRIPTION

**Entrance**

**Hallway**

**Reception Room**
14'4 max x 12'5 max (4.37m max x 3.78m max)

**Kitchen/Breakfast Room**
19'2 x 11'3 (5.84m x 3.43m)

**Conservatory**
11'9 x 8'7 (3.58m x 2.62m)

**Utility**
7'4 x 5'1 (2.24m x 1.55m)

**Cloakroom**

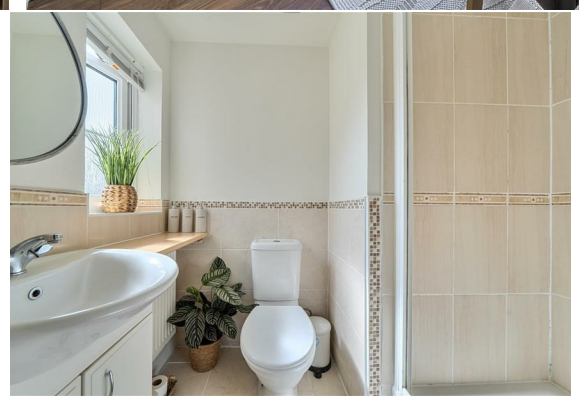
**First Floor**

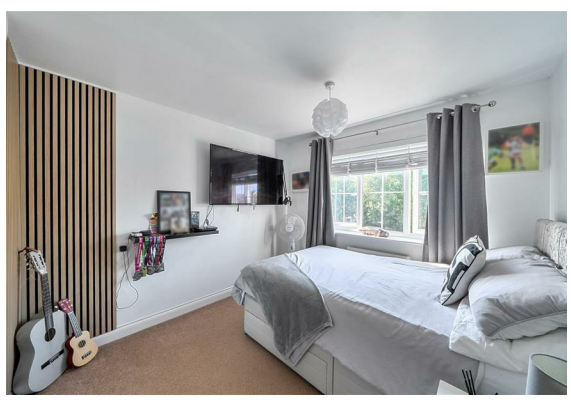












**Landing**

**Bedroom One**
11'9 max x 11'7 max (3.58m max x 3.53m max)

**Ensuite**

**Bedroom Two**
13'8 max x 8'8 (4.17m max x 2.64m)

**Bedroom Three**
12'6 max x 9'11 max (3.81m max x 3.02m max)

**Bedroom Four**
9'7 x 9'1 (2.92m x 2.77m)

**Bathroom**

**External**

**Parking**
Driveway and garage (17'6 x 8'2)

**Council Tax Band**
E

**EPC**
C

**Tenure**
Freehold

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





