

643 Birchgrove Road, Swansea, SA7 9EN
Offers In Excess Of £195,000



Welcome to No. 643

A lovely three bedroom semi detached home situated on Birchgrove Road, Glais

This well kept home boasts a large rear garden with driveway to front and briefly comprises of entrance hallway, lounge, dining room, conservatory, fitted kitchen, three bedrooms and family bathroom.

A really lovely home that must be seen!!!

Property Description

Entrance

Entered via an obscure Upvc front door.

Hallway leading to front living and dining room.

Living room - $3.7 \times 3.04 = 11.2\text{m}^2$
Upvc double glazed bay window. Gas fired fire with hearth and mantle piece. Carpeted floor.

Dining room - $3.7 \times 3.67 = 13.5\text{m}^2$
Gas fired fire with hearth and mantle piece leading to conservatory and kitchen

Kitchen - $2.25 \times 3.04 = 10.35\text{m}^2$
Under stairs pantry. Upvc double glazed window. Base units with worktop over. Wall units. Larder unit. Plumber washing machine. Gas fired boiler. Gas connection for range cooker.

Conservatory - $2.3 \times 3.2 = 7.36\text{m}^2$
Upvc double glazed throughout. 1.5 panel radiator. Upvc French doors to garden. Timber French doors to dining





room. Light fitting. French blinds throughout.

Bedroom 1 - $3.1 \times 3 = 9.3\text{m}^2$
Double panel radiator. Double glazed window with view of rear garden. Light fitting.

Bedroom 2 - $3.6 \times 2.9 = 10.24\text{m}^2$
Double panel radiator. Upvc window with view of front.



Bedroom 3 - $3.6 \times 1.9 = 6.84\text{m}^2$
Double panel radiator. Upvc window with front of front. Built in storage.

Bathroom - $2.3 \times 3.33\text{max} = 7.6\text{m}^2$
LL WC, WHB, Bath w/ OH Electric shower. Built in storage with water tank.

External
Substantial mature garden comprising predominantly of lawn with mature trees and hedgerows. 3 garden sheds with outside WC facilities and glass greenhouse. Vegetable plot.

Single car driveway to front and gated side access.

Utilities
All mains utilities. Boiler installed 2019





Ground Floor

Floor area 45.3 sq.m. (488 sq.ft.) approx

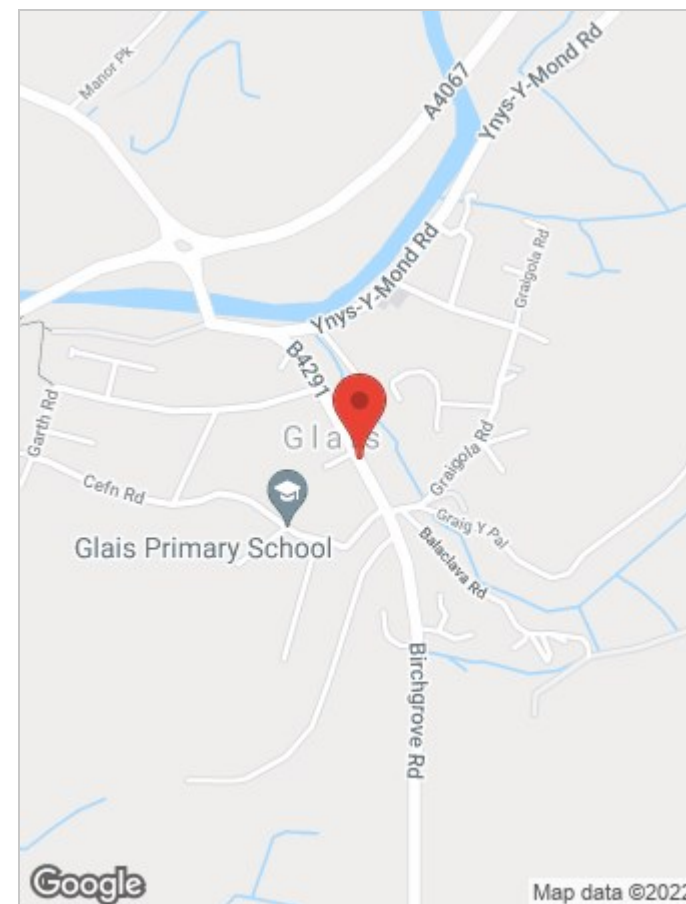
First Floor

Floor area 33.1 sq.m. (356 sq.ft.) approx

Total floor area 78.4 sq.m. (844 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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