



Bronwydd, Birchgrove,
Swansea, SA7 9QJ.

Offers in the Region Of £117,500

**** Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact ourselves verbally. Abbey Residential Agents are proud to offer for sale by private treaty this freehold well presented two bedroom middle link modern family home set in a cul de sac location situated in Birchgrove. This home is situated in the sought after location of Birchgrove. We strongly recommend early viewing to avoid any disappointment. Vacant Possession with No Onward Chain. Close to the local road links to the M4, Skewen and Llansamlet. The home benefits from gas fired heating, double glazed and off road parking to the front. To the ground floor you will enter into the modern fitted kitchen with a door leading through to the lounge. In the lounge there is feature spiral staircase to the first floor. To the first floor there are two bedrooms and a family bathroom. Externally there are front and rear gardens. To the front there is a driveway for one vehicle. Views to the front and rear aspect.

Entrance

via pvc door into the kitchen.

Kitchen

7' 0" x 12' 2" (2.13m x 3.71m)

Double glazed window to the front aspect, plain plastered ceiling, tiled floor. A range of fitted wall and base units inset stainless steel sink unit, electric hob, oven, extractor fan, plumbed for a washing machine. View to the front aspect, brick effect tiled splash backs. Door into the lounge.

Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

Double glazed window to the rear aspect, half frosted pvc door into the rear garden. Laminated flooring. Spiral staircase to the first floor. Radiator. Papered ceiling with coving.

First Floor Landing

Textured ceiling. Doors into the bedrooms and the family bathroom.

Bedroom One

8' 2" x 12' 2" (2.49m x 3.71m)

Double glazed window to the rear aspect, laminated flooring, radiator.

Bedroom Two

7' 9" x 12' 2" (2.36m x 3.71m)

Double glazed window to the front aspect, textured ceiling, access to the loft. Cupboard housing boiler.

Family Bathroom

6' 9" x 4' 3" (2.06m x 1.29m)

Textured ceiling, extractor fan, vinyl flooring. A suite consists of pedestal wash hand basin, push button toilet, panelled bath, shower over the bath, shower screen.

Garden

To the front there is area laid to lawn. Driveway to the front aspect. To the rear there is an enclosed rear garden step up to area laid to lawn with a further raised patio area.

Tenure - Freehold

Please check the tenure with your solicitor.



Energy Performance Certificate

To be advised.

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

Disclaimer

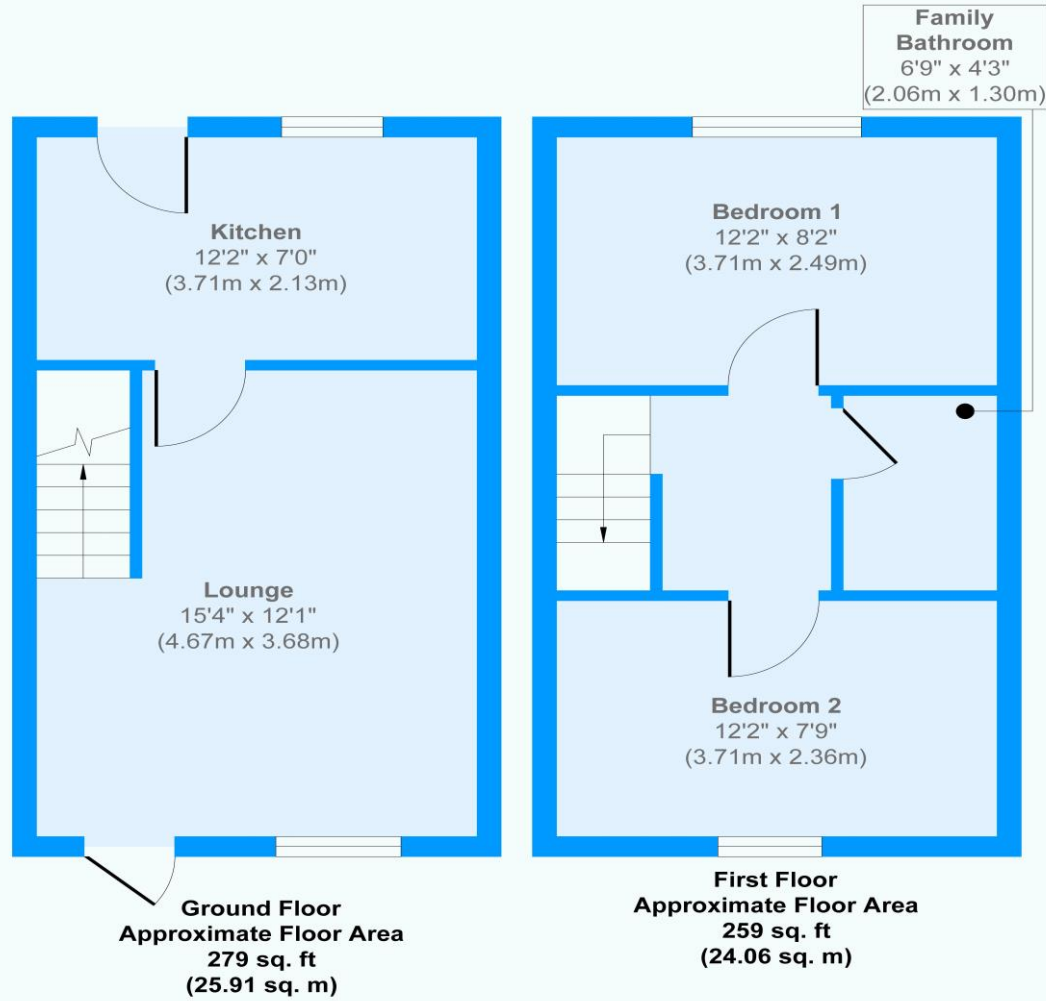
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these

particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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Approx. Gross Internal Floor Area 538 sq. ft / 49.97 sq. m

Produced by Elements Property