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We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate guide and the property details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.  
All measurements are approximate and for identification purposes only.  
Approximate Total Area: 775 ft<sup>2</sup> ... 72.0 m<sup>2</sup>



21 Birchfield Road SA3 5NA

First Floor

Ground Floor



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21 Birchfield Road, West Cross, Swansea, SA3 5NA  
Asking Price £159,995



Opportunity to purchase a two bedroom semi detached property in the popular location of West Cross conveniently located close to all local amenities, within walking distance of Clyne Gardens and the seaside village of Mumbles. The city centre is within easy commute served with a regular bus route. The accommodation briefly comprises, lounge and kitchen leading onto utility area to the ground floor. To the first floor there are two bedrooms with sea views and a bathroom. Laid to lawn gardens to front and rear. Ideal first home or investment. Viewing recommended. No Chain.

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Entrance

Enter via uPVC front door into:

Hallway

Wood effect flooring. Door to:

Lounge 17'6 x 9'11 (5.33m x 3.02m)

Double glazed window to front providing plenty of natural light, giving this spacious room a bright and airy feel. Radiator. Decorative recess suitable for housing feature fire/stove burner if so desired. Wood effect flooring. Plain plastered and coved ceiling. Door to:

Kitchen 17'7 x 7'7 (5.36m x 2.31m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include oven with four ring gas hob over and extractor above. Spaces for washing machine, dishwasher and fridge/freezer. Built in breakfast bar with seating. Radiator. Door to:

Storage Area

Double glazed door to rear. Wall mounted 'Ariston' gas combi boiler. Shelving providing practical storage. Quarry tile effect flooring.

First Floor

Landing

Double glazed window to rear. Radiator. Access to attic via hatch. Doors to:

Bedroom One 14'10 x 9'7 (4.52m x 2.92m)

Double glazed window to front. Built in storage cupboard housing hanging rail and shelving. Radiator. Plain plastered and coved ceiling.

Bedroom Two 11'7 x 9'6 (3.53m x 2.90m)

Double glazed window to front. Radiator. Plain plastered and coved ceiling.

Bathroom

Double glazed privacy window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with mains electric shower over. Radiator. Fully tiled walls. Wood effect flooring.

External

Front

Steps lead up to the front of the property with the garden to either side laid to lawn. Pathway to side providing access to rear.

Rear

Enclosed low maintenance garden laid to lawn. A pathway runs the length of the garden leading to a practical storage shed.

DIRECTIONS

From our Mumbles Office, continue down Newton Road to roundabout and turn left onto Mumbles Road. Continue along to the next roundabout turning left onto Fairwood Road. Follow the road to the top, taking the last turning left onto Mulberry Avenue continue along this road and turn right into Birchfield Road. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

