



31 Smiths Road, Birchgrove, Swansea, SA7 9DY
£160,000

A Traditional Three Bedroom Dormer Semi-Detached Property Comprising of a Large Reception Room Overlooking the Well Maintained Large Rear Garden, Three Piece Bathroom Suite and Fitted Kitchen. The Property also Benefits from Full UPVC Double glazing and Gas Central Heating. To the Front of the Property is a Lawned Area, Driveway Leading to the Detached Garage with Ample Space and Electricity. Freehold. IDEAL FAMILY HOME.

£160,000



HALLWAY

UPVC leaded double glazed door to front with UPVC double glazed frosted glass side panels. Wood effect laminate flooring. Under stairs storage. Stairs to first floor.

LOUNGE/DINER 30'0 x 12'09 (9.14m x 3.89m)

UPVC double glazed window to front. UPVC double glazed French doors to rear leading to rear garden. Gas fire with wooden mantelpiece and marble hearth. Three radiators. Wood effect laminate flooring.

KITCHEN 11'05 x 9'12 (3.48m x 3.05m)

Range of wall, base and drawer units incorporating one and a half bowl stainless steel sink unit, tiled splash back. Electric oven, five ring stainless steel gas hob with overhead extractor hood. Radiator. Tile effect laminate flooring. UPVC double glazed window to rear. UPVC double glazed frosted door to rear.

BATHROOM

Four piece White suite comprising low level w.c., pedestal wash hand basin, corner panelled bath and shower enclosure. Wall mounted Chrome heated towel rail. Spot lights. Tiled walls. Fully tiled floor.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Radiator. Storage cupboard with ample space.

BEDROOM ONE 15'01 x 14'12 (4.60m x 4.57m)

UPVC double glazed window to rear. Double radiator. Wood effect laminate flooring.

BEDROOM TWO 13'11 x 9'05 (4.24m x 2.87m)

UPVC double glazed window to front. Radiator. Built-in storage cupboard. Wood effect laminate flooring.

BEDROOM THREE 8'11 x 7'07 (2.72m x 2.31m)

UPVC double glazed window to side. Loft access which houses gas combination boiler. Radiator. Built-in storage. Wood effect laminate flooring.

EXTERNAL

Lawned area to the front of the property with driveway to side leading to the detached garage which has power and light. It also has a pit and a remote operated roller garage door. There is a gated access to the enclosed rear garden which has a patio area overlooking a large rear garden, lawned areas and a variety of plants, shrubs and trees. Garden shed and a fish pond to the lower garden.

DIRECTIONS

From our Morriston Office turn right onto Clase Road A48, at the roundabout take the 1st exit then at the roundabout take the 2nd exit onto Swansea Vale. At the roundabout continue straight onto Blawd Road, at 2nd roundabout take the 2nd exit onto Blawd Road, at the 3rd roundabout continue straight onto Blawd Road, at the 4th roundabout continue to stay on Blawd Road, at the roundabout take the 1st exit onto Walters Road and continue straight onto Walters Road at the next roundabout and continue onto Heol Las. Turn right onto Heol Nant Bran then left onto Smith's Road and the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 700 777

