



The Birches, 45 Haul Fryn, Birchgrove, Swansea, SA7 9EB
£420,000

Immaculate five bedroom detached home in a cul-de-sac location, 28' lounge plus dining room and sitting room, fitted 'Solid Cherry Wood' kitchen with integrated appliances, stand alone summer house to rear garden, cloakroom, en-suite bathroom, gas combination heating, Oak Effect leaded uPVC double glazing, fitted wardrobes to most bedrooms. Front and rear gardens. Block paved driveway and garage. Freehold. No Chain. VIEWING ESSENTIAL TO APPRECIATE

£420,000



RECEPTION HALL 16'04 x 6'01 (4.98m x 1.85m)
Hardwood double glazed door to front. Double radiator. Hardwood stairs to first floor with storage cupboard under. Dado rail.

CLOAKROOM
White two piece suite comprising low level w.c., and vanity wash hand basin. Double radiator. Tiled floor. Oak effect leaded UPVC double glazed window to front.

LOUNGE/FAMILY ROOM 28'07 x 12'04 (8.71m x 3.76m)
Double doors from hall. Oak effect leaded UPVC double glazed window to front. French doors to rear. Marble fireplace and hearth with inset coal effect gas fire .Dado rail. Ormate coving. Oak flooring. Door to

DINING ROOM 13'06 x 9'0 (4.11m x 2.74m)
Oak effect leaded UPVC double glazed French doors to rear. Double radiator. Tiled floor. Open plan to

KITCHEN 13'06 x 13'06 (4.11m x 4.11m)

Fitted with a range of 'Solid Cherry Wood' wall, base and drawer units incorporating a China one and a half bowl sink unit. Splash back tiling. Six ring gas hob with extractor chimney over. Split level double oven and microwave. Integrated fridge, washing machine and dishwasher. Glass display unit. Tiled floor. Oak effect leaded UPVC double glazed windows to side and rear.

INNER HALL
Oak effect UPVC double glazed stable door to side porch. Storage cupboard. Tiled floor.

SITTING ROOM 12'05 x 12'02 (3.78m x 3.71m)
Oak effect leaded UPVC double glazed widow to front. Double radiator. Built-in cupboard housing wall mounted gas combination boiler. Wood effect flooring.

FIRST FLOOR
Landing. Hardwood stairs to second floor. Wood effect flooring.

BEDROOM ONE 17'07 (max) x 12'05 13'05 (min) (5.36m (max) x 3.78m 4.09m (min))

Oak effect leaded UPVC double glazed window to front. Range of fitted wardrobes, cupboards, chests and window seat. Corner shelving. Double radiator. Wood effect flooring.

EN-SUITE BATHROOM
White three piece suite comprising low level w.c., wash hand basin and bath with Victorian style mixer tap and shower attachment. Double radiator. Extractor fan. Oak effect leaded UPVC double glazed window to side. Fully tiled walls.

BEDROOM TWO 23'08 (max) x 12'06 (max) 10'05 to wardrobes (7.21m (max) x 3.81m (max) 3.18m to wardrobes)
Oak effect leaded UPVC double glazed windows to front and rear. Fitted with a range of wardrobes, chest and window seat. Double radiator. Eaves storage. Modern freestanding wash hand basin. Wood effect flooring.

BEDROOM THREE 13'03 x 12'05 (max) 8'03 to wardrobes (4.04m x 3.78m (max) 2.51m to wardrobes)
Oak effect leaded UPVC double glazed window to front. Range of built-in louvre door wardrobes. Double radiator. Wood effect flooring.

BEDROOM FOUR 9'0 x 9'0 (max) 7'01 to wardrobes (2.74m x 2.74m (max) 2.16m to wardrobes)
Currently used as a dressing room. Oak effect leaded UPVC double glazed window to front. Range of fitted wardrobes and dresser unit. Radiator. Wood effect flooring.

BATHROOM 9'06 x 8'10 (2.90m x 2.69m)
Five piece suite comprising low level w.c., 'His & Hers' Vanity wash hand basin with mirrors and lighting over, corner bath and corner shower enclosure. Towel radiator. Tiled floor. Oak effect leaded uPVC double glazed window to rear.

SECOND FLOOR

BEDROOM FIVE 21'08 x 13'14 (6.60m x 4.32m)
Two Sky light windows. Two Porthole windows to either side. Radiator. Eaves and storage. Double radiator. Wood effect flooring.

EXTERNAL

Block paved driveway providing ample parking leading to garage with electric door. Lawned garden to front with flowers and shrubs. Further side lawned area with flowers and shrubs. Block paved area to side of garage ideal for bin storage. Covered porch to side door. Enclosed low maintenance rear garden with block paved patio area and areas laid to chippings and climbing plants and water feature. Electric awnings over both French doors. Stand Alone summer house (10'07 x 10'02) with Oak effect leaded UPVC double glazed window and French doors.

DIRECTIONS

From our Morriston office turn right at the traffic lights onto Clase Road. At the roundabout take the second exit passing Asda on the left hand side. At the next roundabout take the second exit onto Samlet Road. At the traffic lights turn left onto Church Road following onto Walters Road. At the roundabout take the second exit onto Heol Las continue along Heol Las and Haul Fryn is the first turning right after Heol Nant Bran. Follow the road around and the property can be located on the left hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING:

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

