



Midland Cottage, 603 Birchgrove Road, Glais, Swansea SA7 9EN

Offers invited in the region of £245,000 For Sale

Property Features

- Two bedroomed centrally heated cottage
- Off road parking
- Patio
- Purpose built stables, kennels and garage
- Gated yard
- Garden to front

Property Summary

An opportunity to purchase this two bedroomed centrally heated property. Off road parking driveway leading through double entrance gates into rear yard with the benefit of purpose built garage, stable block and dog kennels. Lawned garden to front of cottage and patio to rear.



Full Details

Description

An opportunity to purchase this two bedroomed centrally heated property comprising, in our opinion, an attractive lounge with log multi fuel burner, archway open plan to conservatory dining room, fitted kitchen, study and bathroom to the ground floor with two good sized bedrooms to the first floor access via spiral staircase from the lounge. Off road parking driveway leading through double entrance gates into rear yard with the benefit of purpose built garage, stable block and dog kennels. Lawned garden to front of cottage and patio to rear.

Situation

Fronting the main Glais to Birchgrove road being the B4291. Located in the village of Glais just off the A4067 and about 1.5 miles from Junction 45 of the M4 motorway at Ynysforgan and approximately 5 miles from the City of Swansea.

The Accommodation

Gas fired central heating boiler new December 2022
All double glazed windows except for the landing

Ground Floor

Walled front garden with steps and pathway to: -

Front entrance door directly into: -

Lounge/Open Plan to Conservatory

Lounge

Approx. 13' 2" x 15' 4" (4.01m x 4.67m) Feature fireplace housing multi fuel log burner. Recess alcove with light over. Wood effect laminate flooring. Beamed ceiling. Spiral staircase to first floor. Two number radiators

Archway to Conservatory

Approx. 9' 0" x 13' 10" (2.74m x 4.22m) Utilised as a dining room. French doors to patio. Radiator. Laminate floor





Archway from Lounge to: -

Study/Sitting Room

Approx. 8' 2" x 10' 4" (2.49m x 3.15m) Laminate flooring. Radiator. French doors to patio

Bathroom

Fitted corner bath, pedestal wash basin, w.c., shower unit. Wall mounted medicine cabinet. Radiator. Tiled floor. Part tiled surround

Galley Kitchen (Accessed via double glass panelled doors from lounge)

Approx. 7' 4" x 29' 7" (2.24m x 9.02m) With fitted base and wall units. Single drainer sink unit. Integrated fridge/freezer. Extractor fan hood. Plumbed for washing machine and tumble dryer. Ideal combi boiler new December 2022. Door to rear yard



First Floor

Landing

(Single glazed window)

Bedroom No 1

Approx. 9' 10" x 11' 5" (3.00m x 3.48m) With walk in wardrobe. Radiator. Front room

Bedroom No. 2

Approx. 10' 4" x 14' 4" (3.15m x 4.37m) Front room. Radiator



Outside

Walled front lawned garden with steps to pathway. Patio to rear. Off road parking to side. Double gates to yard area leading to range: -

Block construction timber clad with onduline roof (needs replacing)

Garage

3 No. loose boxes and tack room

2 No. kennels with store room

Enclosed yard to front



Note

It has been noted that Japanese Knotweed is evident on the southern boundary of the yard area although not on the property. Vendor looking into instructing a specialist firm to advise on eradication programme.

Council Tax

City & County of Swansea - Band C - Approx. £1722 (2024/2025)

Tenure

The property is held freehold with vacant possession. Land Registry Title No. WA266081

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Viewing

Strictly by appointment with the sole agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

H.M. LAND REGISTRY		TITLE NUMBER WA 266081	
ORDNANCE SURVEY PLAN REFERENCE	SN 7000	SECTION G	Scale 1/1250 Enlarged from 1/2500
COUNTY WEST GLAMORGAN		DISTRICT	
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