



14 Ffordd Y Mynydd, Birchgrove, Swansea, SA7 9QG

Asking Price: £144,950

- Well Presented Two Bedroom
- Ideal First Time Purchase
- End Of Terrace
- Popular And Sought After Residential Area
- Ample Off Road Parking
- First Floor Bathroom
- Modern Fitted Kitchen



**Entrance**

Entered via double glazed front door giving access to a small hallway, with built in coats cupboard and storage area with sliding doors and opening to:-

**Kitchen**

2.985m x 2.370m (9' 10" x 7' 9")

A well appointed and fitted modern kitchen with a good selection of matching base and wall units in high gloss white with wood effect roll top work surface space and preparation area incorporating one and half bowl ceramic sink unit with hot and cold mixer taps over, space for fridge freezer, built in fan assisted electric cooker, 4 ring gas hob with extractor canopy over, part tiled walls, inset spot lighting and double glazed window to front aspect.

**Lounge**

5.152m x 3.925m (16' 11" x 12' 11")

A good size light and airy room open plan effect with feature spiral staircase giving access to the first floor, coving, and double glazed French doors with matching glazed side panels opening onto rear garden.

**First Floor Landing**

With doors to:-

**Bedroom One**

3.130m x 2.743m (10' 3" x 9' 0")

With double glazed window looking onto rear garden.

**Bedroom Two**

3.743m x 2.424m (12' 3" x 7' 11")

With attic hatch, built in cupboard space and double glazed window to front aspect.

**Bathroom**

2.228m x 1.854m (7' 4" x 6' 1")

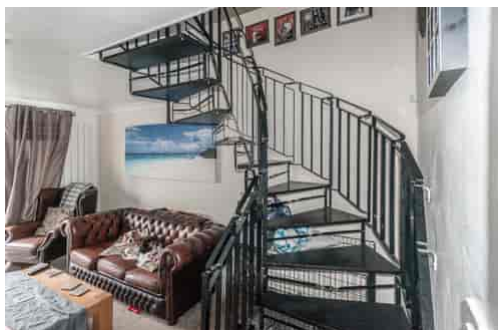
A three piece suite comprising double base walk in shower cubicle housing mains shower, vanity wash hand basin, low level W.C, fully tiled walls, inset spot lighting, extractor fan and double frosted window to the side.

**External**

Driveway parking suitable to park numerous vehicles. Large lawned area to the front with garden path, paved patio slabs and Cotswold stone shingled border. To the rear there is a low maintenance secure and enclosed garden with Astro turf, paved patio area, gate giving access to the side of the property and fenced boundaries.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers



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