

FOR
SALE



107 Emily Fields, Birchgrove, Swansea, West Glamorgan SA7 9NT

£300,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

A modern and beautifully presented 3-bed detached family home set in the sought-after Emily Fields development, Birchgrove. Offering a bright spacious lounge, modern kitchen/diner, three well-proportioned bedrooms, en-suite shower room and a stylish family bathroom, this move-in-ready property is ideal for couples or growing families. Outside benefits include a private rear garden, off road parking giving access to the garage. Located in a quiet residential area close to schools, shops and excellent transport links, this home combines modern comfort with everyday convenience. A must-see property in a popular family-friendly location.

POINTS OF INTEREST

- Three bedroom detached house
- Downstairs w.c. / first floor bathroom
- Kitchen/diner with utility
- En suite to master bedroom
- Driveway parking and garage
- EPC - B / Council tax -



ROOM DESCRIPTIONS

Entrance

Via composite door into the entrance hall.

Entrance Hall

Skimmed ceiling, emulsioned walls, tiled flooring, radiator and PVCu double glazed window to the side of the property. Stairs leading to the first floor and doors leading off.

Lounge

3.73m x 3.94m (12' 3" x 12' 11") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.

Downstairs w.c.

0.92m x 1.63m (3' 0" x 5' 4") Skimmed ceiling, papered walls, radiator and tiled flooring. Two piece suite comprising low level w.c. and corner pedestal wash hand basin.

Kitchen/Diner

2.85m x 5.52m (9' 4" x 18' 1") Skimmed ceiling, emulsioned walls, radiator, tiled flooring, PVCu double glazed window to the rear of the property and PVCu French doors leading out to the rear garden. A range of wall and base units with complementary work surfaces housing a one and half stainless steel sink. Integrated dishwasher, four ring gas hob with stainless steel extractor hood above and electric built in oven below. Space for up right fridge/freezer and door leading into the utility room.

Utility Room

1.63m x 2.31m (5' 4" x 7' 7") Skimmed ceiling, emulsioned walls, PVCu part glazed door to the side of the property leading to the rear garden, tiled flooring and radiator. A continuation of the kitchen units with work surfaces, wall mounted combination gas fired boiler and space for under counter appliances.

Landing

Skimmed ceiling with loft access, emulsioned walls, PVCu double glazed window to the side of the property and fitted carpet. Doors leading off.

Bedroom 1

3.28m x 3.66m (10' 9" x 12' 0") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front of the property, radiator and fitted carpet. Fitted wardrobes and door leading to the en suite.

En suite

1.79m x 1.82m (5' 10" x 6' 0") Skimmed ceiling, emulsioned walls, extractor fan, PVCu frosted double glazed window to the front of the property and radiator. Laminate flooring in wood grey effect. Three piece suite comprising low level w.c. pedestal wash hand basin and corner shower with shower screen and chrome wall mounted mains fed shower.

Bedroom 2

2.86m x 2.91m (9' 5" x 9' 7") Skimmed ceiling, emulsioned walls with one wood panelled wall, PVCu double glazed window to the rear of the property, radiator and fitted carpet.

Bedroom 3

2.01m x 2.91m (6' 7" x 9' 7") Measurements are to the fitted wardrobes. Skimmed ceiling, emulsioned walls, PVCu double glazed window to the rear of the property, radiator, fitted carpet and built in wardrobes.

Family Bathroom

1.71m x 2.08m (5' 7" x 6' 10") Skimmed ceiling, extractor fan, emulsioned walls, PVCu frosted double glazed window to the side of the property, radiator and laminate flooring in grey wood effect. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with wall mounted mains fed electric shower and tiles to the splash back areas.

Outside

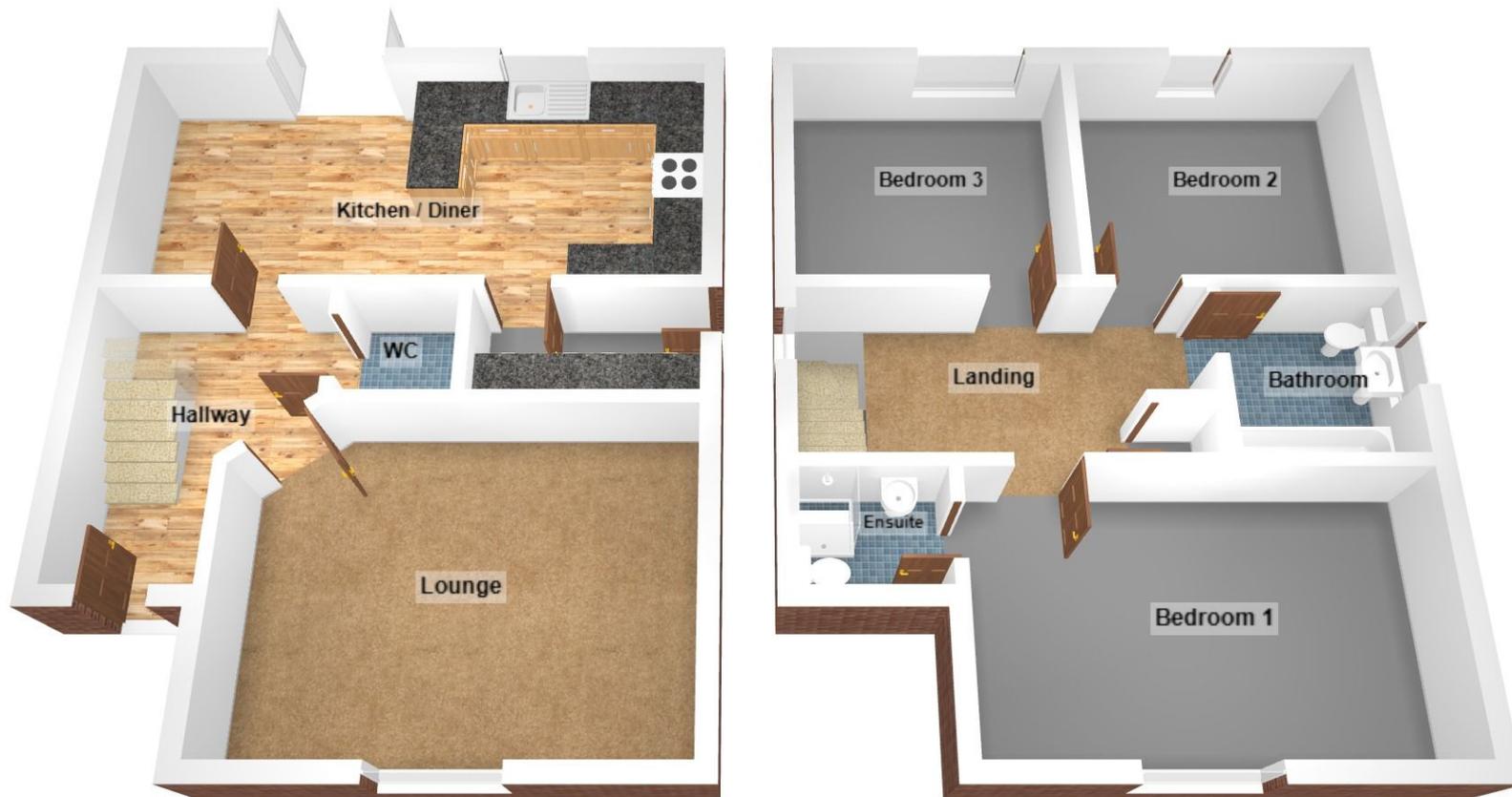
The rear garden is bound to two sides by wooden fencing and walls, mainly laid to lawn with patio area ideal for garden furniture. The side is laid with chipping's with raised flower bed area to the side and rear and potted plants. Patio area with privacy screen ideal for a hot tub.

The front garden is bound by low wall to one side and hedgerow to the front, driveway giving access to the garage and off road parking. Small area laid to chipping's and footpath leading to the front door.

Garage

3.32m x 6.11m (10' 11" x 20' 1") Access via a traditional up and over door. Power installed.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC