



3 Cwrt Olwyn Ddwr, Birchgrove, Swansea, SA7 9GA

Asking Price: £228,500

- Beautifully Presented Semi Detached Property
- Highly Sought After And Popular Residential Area
- Three Bedrooms
- Driveway Parking With Garage
- Quiet Cul-De-Sac Location
- Ensuite To Master Bedroom
- Conservatory



Entrance Hallway

Entered via double glazed front door to hallway, staircase giving access to the first floor, beech effect laminate flooring, textured ceiling with coving and doors to:-

Cloakroom

1.557m x 1.155m (5' 1" x 3' 9")

A two piece suite comprising low level W.C, wash hand basin with splash back tiling, textured ceiling and double glazed frosted window to front aspect.

Lounge

4.417m x 3.776m (14' 6" x 12' 5")

A good size light and airy room with feature electric fire within ornate surround, textured ceiling with coving, understairs storage cupboard space, double glazed window to front aspect and glazed doors that open onto:-

Kitchen/Breakfast Room

4.892m x 2.848m (16' 1" x 9' 4")

A fully fitted modern kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area in cream incorporating one and a half bowl ceramic sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, plumbing for both automatic washing machine and dish washer, space for fridge freezer, part tiled walls, ceramic tile flooring, and double glazed window looking onto rear garden. The kitchen is open plan effect to breakfast room/dining area with seating area, continued ceramic tile flooring and sliding patio doors to:-

Conservatory

3.709m x 2.206m (12' 2" x 7' 3")

Built upon brick plinth, Victorian style with glass pitch roof, double glazed windows, ceramic tile flooring and double glazed door giving access to rear garden.

First Floor Landing

With double glazed window to side aspect, textured ceiling with coving, attic hatch, airing cupboard space and doors to:-

Master Bedroom

3.111m x 3.004m (10' 2" x 9' 10")

With textured ceiling, double glazed window to front aspect and door to:-

Ensuite Shower

2.258m x 1.030m (7' 5" x 3' 5")

A two piece suite comprising walk in shower housing electric shower and vanity wash hand basin.

Bedroom Two

3.367m x 2.373m (11' 1" x 7' 9")

With textured ceiling and double glazed window looking onto rear garden.

Bedroom Three

3.946m x 2.006m (12' 11" x 6' 7")

With light oak effect laminate flooring and double glazed window to front aspect.

Family Bathroom

2.160m x 2.014m (7' 1" x 6' 7")

A three piece suite comprising panel bath with shower attachment over, vanity wash hand basin, low level W.C, majority tiled walls, coving, extractor fan, shaver point and double glazed frosted window to rear aspect.

External

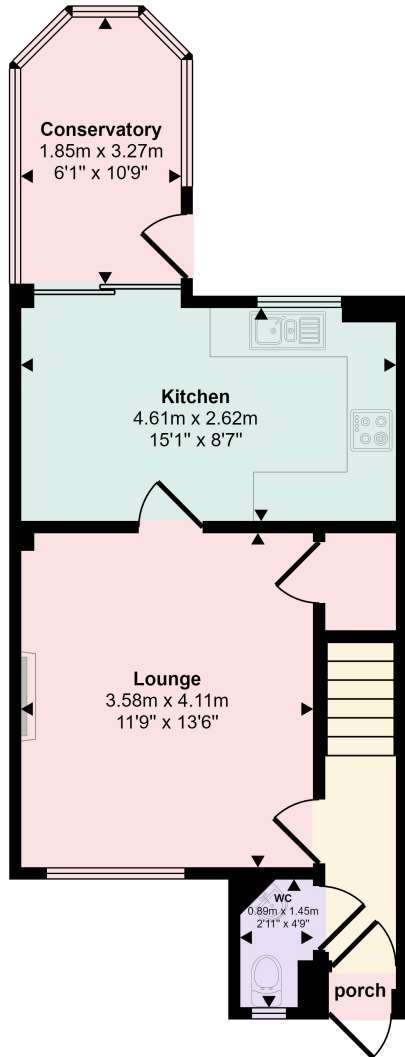
To the front of the property is a garden laid mainly to lawn. Driveway parking leading to a single attached garage with electronically operated roller door (with power and light and rear door giving access to rear garden). Solar panels in the rear garden that generates electricity to a charging station providing all electricity for power and light and for the charging of power tools etc. To the rear there is a good size secure and enclosed level garden, laid mainly to lawn, paved patio area and fenced boundaries.

Disclaimer

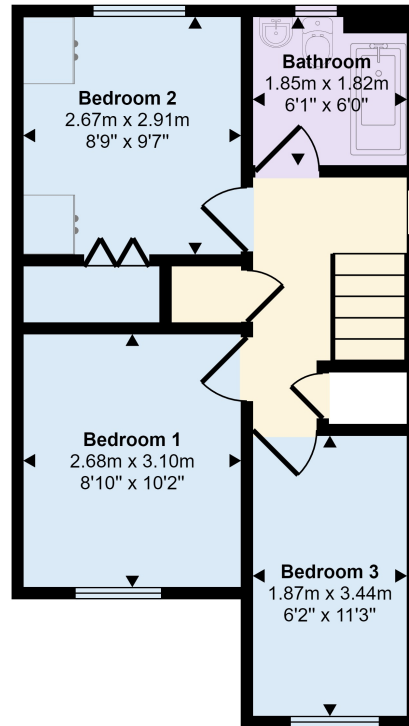
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area
77 sq m / 831 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 36 sq m / 385 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

