



**Smiths Road, Birchgrove, Swansea, SA7 9DY**

**Asking Price: £469,950**

- Spacious Detached Family Home
- Three Further Bedrooms
- Two Reception Rooms
- Integral Garage
- Master Bedroom With En suite Shower
- Conservatory
- Larger Than Average Well Maintained Gardens
- Popular And Sought After Residential Area





**Entrance**

Entered via double glazed front door to:-

**Hallway**

With textured ceiling and coving, staircase giving access to the first floor, under stairs storage cupboard space, dado rail and doors to:-

**Lounge**

A good size light and bright family room with wooden mantle housing traditional style cast iron coal effect gas fire with tiled hearth, ornate moulded coving, ceiling rose, fitted wall lights and large double glazed bay window to front aspect.

**Kitchen**

A fully fitted and well presented modern kitchen with a wide range of matching base and wall units and draw space with colour coordinated ro; top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, electric and gas points for cooker, space for fridge/freezer, part tiled walls, ceramic tile flooring, textured ceiling and coving, inter-grated dish washer, double glazed window to rear aspect and opening to:-

**Dining Room**

With medium oak effect laminate flooring, feature plate rack and double glazed French doors to:-

**Conservatory**

This beautifully crafted conservatory sits gracefully on a traditional brick plinth, featuring a solid pitched roof that offers year-round comfort and charm. Double-glazed windows surround the space, filling it with natural light while ensuring energy efficiency. The ceramic tiled floor adds both practicality and elegance, making it perfect for relaxing or entertaining. Double-glazed French doors open seamlessly onto the rear garden, creating a delightful flow between indoor and outdoor living.

**Side Lobby**

Accessed off kitchen ceramic tile flooring, double glazed door to rear garden and further doors to:-

**Utility Room**

With ceramic tile flooring, a selection of base storage units with one and a half bowl sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, textured ceiling with coving, double glazed window to side aspect and door giving access to integral garage.

**Cloakroom**

A two piece suite comprising low level W.C, wash hand basin, medium oak effect laminate flooring and double glazed frosted window to rear aspect.

**First Floor Landing**

With textured ceiling and coving, built in airing cupboard space and doors to:-

**Master Bedroom**

A spacious and relaxing master bedroom, a selection of fitted wardrobes, textured ceiling with coving, two double glazed windows to front aspect and door to:-

**Ensuite**

A three piece suite comprising walk in glazed shower cubicle housing mains chrome shower head, low level W.C, vanity wash hand basin and double glazed frosted window to side aspect.

**Bedroom Two**

With fitted wardrobes, textured ceiling with coving and double glazed window to front aspect

**Bedroom Three**

With air vent, fitted wardrobes and double glazed window to rear aspect.

**Bedroom Four**

With double glazed window to rear giving open aspect countryside views.

**Family Bathroom**

A three piece suite comprising panel bath with mains shower over, low level W.C, wash hand basin, part tiled walls and double glazed frosted window to side aspect.

**Integral Garage**

**External**

To the front of the property, a spacious driveway provides ample off-road parking and leads to a single integral garage with an up-and-over door. The front garden is laid mainly to lawn, framed by mature shrubs and a well-established hedgerow that adds privacy and charm. A gated side access opens into a truly stunning rear garden larger than average, level, and beautifully enclosed, offering a peaceful retreat that's both private and picturesque.

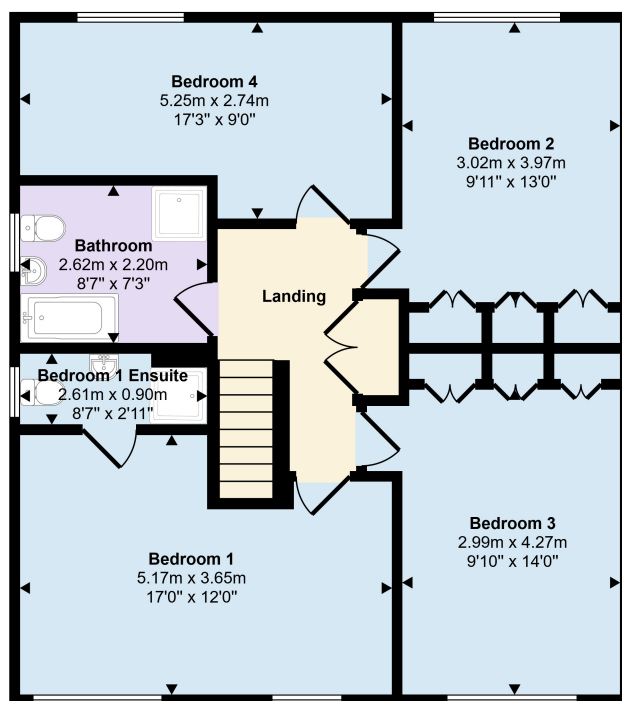
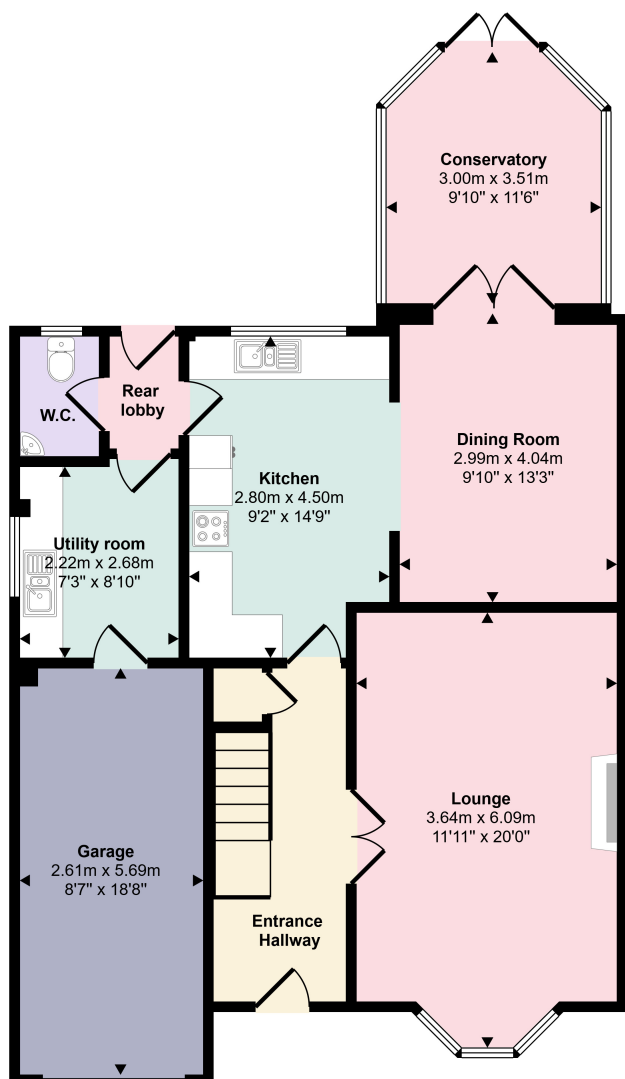
The rear garden is thoughtfully landscaped, laid mainly to lawn and richly planted with an abundance of mature shrubs, evergreens, perennials, and established trees. A well-tended vegetable plot adds character and practicality, while a private paved patio area offers the perfect space for outdoor entertaining or quiet relaxation. A delightful feature arched hedgerow leads through to a secluded side garden, complete with a paved pathway, garden shed, and designated recycling area. Additional highlights include an outside tap and security lighting, ensuring the garden remains functional as well as attractive throughout the seasons.

**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  
171 sq m / 1846 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.

