



£300,000
freehold

**Birchgrove Road,
Glais SA7 9ER**

- EPC Rating: D
- 3 Double Bedrooms
- Larger Than Average Plot
- No Ongoing Chain
- Close Proximity To Local Amenities





**peter
alan**



About The Property

A rare 3 double bedroom detached character property offered for sale with no ongoing chain. Situated in a very sought after location and within close proximity to local transport links, schools and shops. The accommodation briefly comprises; lounge, kitchen/ diner and conservatory to the ground floor and to the first floor there are 3 double bedrooms and bathroom. To the outside the cottage sits on a larger than average plot. The property boasts character features such as exposed beams, feature log burning stove and access to the stream that sits behind. This would make an ideal family home and has endless potential subject to the relevant planning to be extended. Viewing is highly recommended to appreciate. Please call Peter Alan Morrison to arrange by calling 01792 798201 or book 24/7 on our website.

Accommodation

Ground Floor

Entrance Hall

upvc front door, vinyl floor tiles and opening to;

Lounge

22' max x 14' 1" max (6.71m max x 4.29m max)
upvc double glazed window to front, parquet flooring, exposed beams, stair case with fitted carpet, feature log burning stove, gated opening to dining room and upvc double glazed doors with upvc double glazed window either side leading to;

Conservatory

18' 8" x 9' 5" (5.69m x 2.87m)
upvc double glazed double doors to side, upvc double glazed door to side, upvc double glazed windows to surround and laminate flooring.



Dining Room

14' 8" max x 9' 7" (4.47m max x 2.92m)
upvc double glazed window to front, parquet flooring,
exposed beams, feature fire place and opening to;

Kitchen

13' 11" x 11' 9" (4.24m x 3.58m)
upvc double glazed window to rear, upvc door to rear, wood
flooring, part tile walls, exposed beams, base and eye level
units with work top over, under counter sink with mixer tap,
space for fridge freezer, space for range cooker and
combination boiler housed here.

First Floor

Landing

2 x upvc double glazed windows to rear, fitted carpet, loft
access, door to bathroom and doors to 3 double bedrooms.

Bedroom 1

14' 3" x 13' 3" (4.34m x 4.04m)
upvc double glazed window to front and laminate flooring.

Bedroom 2

14' 3" x 10' (4.34m x 3.05m)
upvc double glazed window to front and laminate flooring.

Bedroom 3

11' 4" x 8' 1" (3.45m x 2.46m)
upvc double glazed window to rear and laminate flooring.

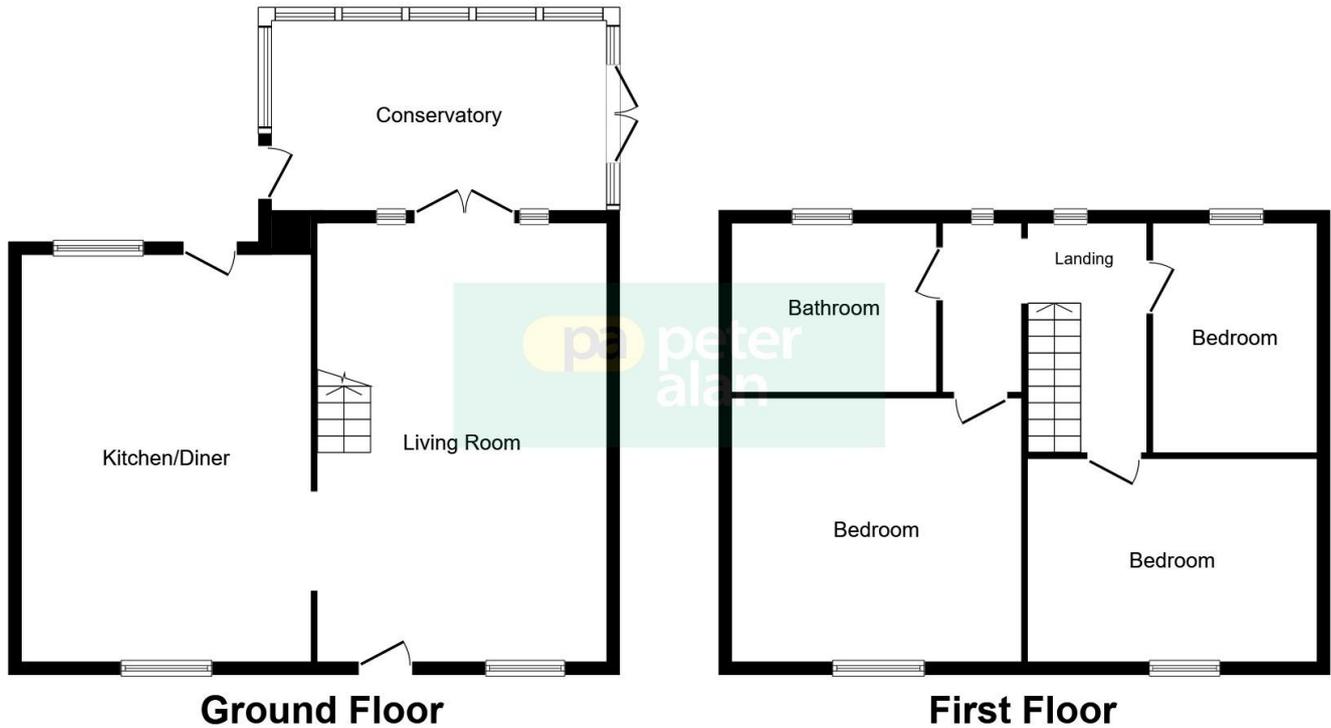
Bathroom

upvc double glazed window to rear, part tile walls, vinyl
flooring, bath tub with mixer tap and over tap shower with
wall mounted shower, wash hand basin with hot and cold
tap and w.c.

Outside

To the front there is access via a shared drive way with
gated access to a stone chipped front yard creating off road
parking for multiple vehicles with side access to the rear
either side of the property via gates.

To the rear there is an under canopy seating area, access
down to the stream, generous lawn areas either side of the
property and side access to the front either side via gates.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

