



4 Llys Ael Y Bryn
, Birchgrove, SA7 0HB
£1,000 PCM



The logo for 'SMITHS' features a stylized house icon above the word 'SMITHS' in a bold, sans-serif font.

4 Llys Ael Y Bryn , Birchgrove, SA7 0HB

A 2 BEDROOM UNFURNISHED MODERN HOME with DRIVEWAY PARKING and an ENCLOSED REAR GARDEN in an excellent location for access to THE M4 MOTORWAY, MORRISTON HOSPITAL & SWANSEA ENTERPRISE PARK

With Driveway Parking the Front Entrance opens into an a Small Hallway which leads to the the Downstairs WC and the Lounge/Dining Room which in turn leads to the Fitted Kitchen/Breakfast Room. The Kitchen has a Fridge Freezer, Washing Machine and an Integrated Oven and Hob with Double Patio Doors opening onto the Enclosed Garden. The Two Bedrooms are located on the First Floor along with the Bathroom which has an Over Bath Shower. Additional benefits include Gas Central Heating and Double Glazing.

AVAILABILITY IS IMMEDIATE AND FOR VIEWINGS PLEASE CALL SMITHS LETTINGS. COUNCIL TAX BAND C.

Lounge
13'2" x 11'4" (4.031 x 3.468)

Kitchen/Breakfast Room
14'2" x 8'2" (4.330 x 2.513)

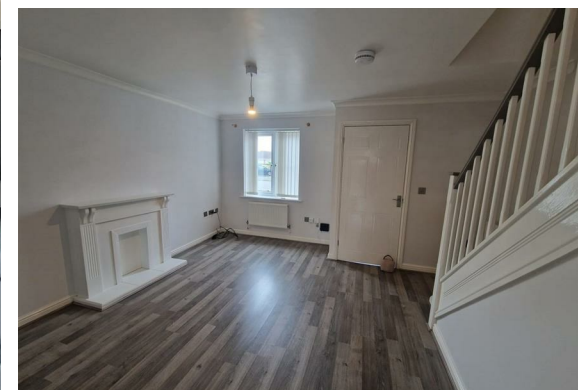
Hall
6'10" x 3,3097'1" (2.101 x ,944)

Bathroom
6'7" x 5'11" (2.017 x 1.817)

Bedroom 1
11'5" x 10'10" (3.491 x 3.318)

Bedroom 2
10'9" x 7'11" (3.294 x 2.425)

Downstairs WC
6'3" x .2841'2" (1.930 x .866)



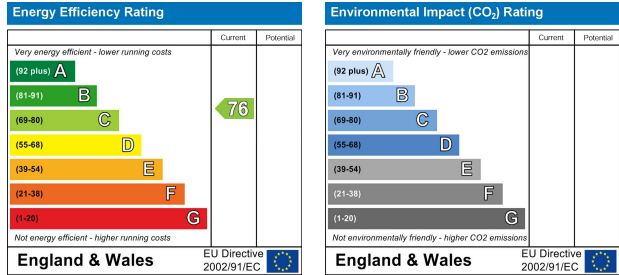


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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