



**5 Cwrt Emily**  
Birchgrove, Swansea, SA7 9GE  
Asking Price £240,000



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THREE BEDROOM SEMI-DETACHED HOME offering a practical layout with NO CHAIN! The ground floor features a hallway, WC, generous L-shaped open plan living/dining room, double glazed conservatory & kitchen. The living area offers a sociable layout ideal for entertaining & family gatherings, while its defined areas create a cosy, comfortable atmosphere for quieter evenings, with doors opening through to the conservatory for added flexibility. Upstairs, the first floor comprises three bedrooms, including a main bedroom with an en-suite, along with a family bathroom. While the property would benefit from a little updating in places, it already enjoys PVCu double glazing, gas central heating and fresh decor, providing a solid and comfortable base for a buyer to personalise over time.

Outside, the property enjoys a wrap around rear garden extending to the side, with gated access and plenty of scope for outdoor seating, planting or further landscaping. To the front, a private driveway leads to a garage and is complemented by a neat lawn and established shrubs, creating an attractive and welcoming approach. Tucked away in a quiet cul de sac in the popular Birchgrove area of Swansea, the location combines a peaceful residential setting with easy access to local amenities, Morriston Hospital, DVLA and excellent links to the M4, making it particularly convenient for commuters. Call to view now!

### Hallway

7'1" x 3'11" (2.16 x 1.21)





**Ground Floor WC**  
5'1" x 3'2" (1.57 x 0.98)

**Living/Dining Room**  
18'11" x 10'8" (5.79 x 3.26)

**Kitchen**  
8'9" x 6'6" (2.69 x 2.00)

**Conservatory**  
10'8" x 10'4" (3.26 x 3.15)

**Landing**  
10'4" x 3'11" (3.15 x 1.21)

**Bathroom**  
6'5" x 6'5" (1.98 x 1.96)

**Bedroom One**  
11'8" x 11'4" (3.58 x 3.46)

**En-Suite**  
5'11" x 5'7" (1.82 x 1.71)

**Bedroom Two**  
13'3" x 8'9" widest (4.04 x 2.67 widest)

**Bedroom Three**  
11'4" x 6'11" (3.46 x 2.13)

**External & Location**



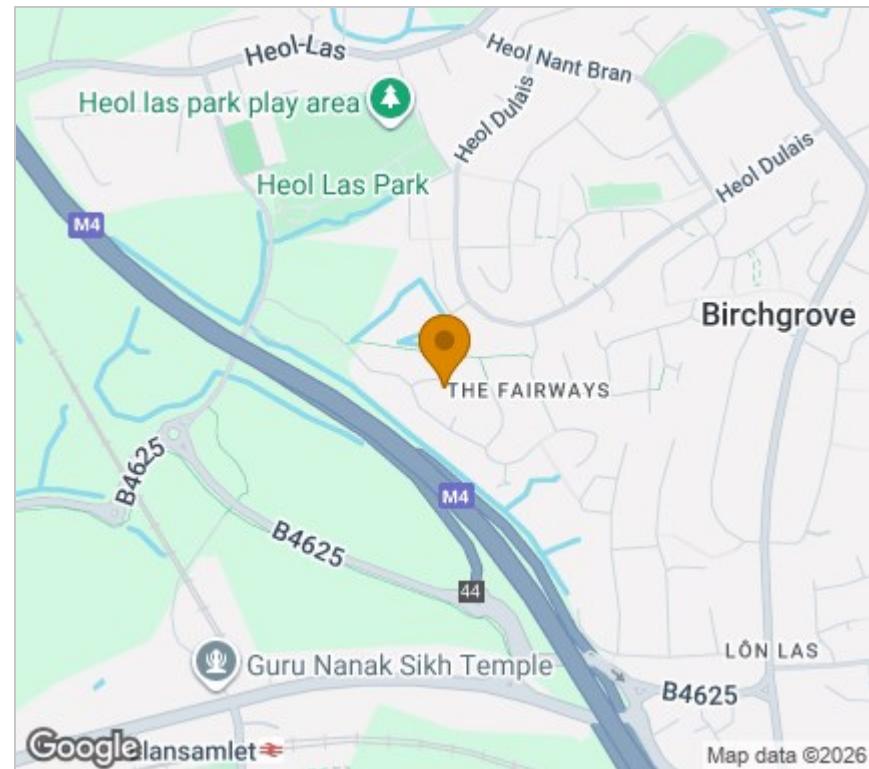
## Floor Plan



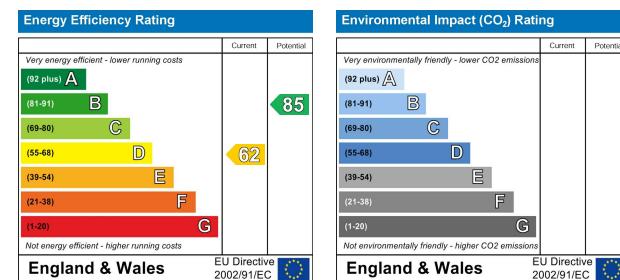
## Viewing

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

## Area Map



## Energy Efficiency Graph



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.

**Unit 4, 270 Cockett Road, Swansea, SA2 0FN**  
**T: 01792 465822 E: [info@smithslettings.com](mailto:info@smithslettings.com) W: [www.smithshomes.com](http://www.smithshomes.com)**

