

## **34 Birchgrove Road, Birchgrove, Swansea, SA7 9JR**

**Offers Over £550,000**

This luxury FIVE BEDROOM HOME combines a large footprint, including THREE RECEPTION ROOMS, DELUXE KITCHEN, TWO SUPERB BATHROOM INSTALLATIONS & a large office with a beautifully landscaped functional garden featuring a SWIMMING POOL and HUGE SUMMERHOUSE.

With a warm family ambience and spacious dimensions, the home offers ample accommodation for family & guests. The luxury kitchen is well equipped with a Rangemaster cooker and quartz & granite surfaces. Several reception rooms provide formal & informal living spaces and the top floor is fitted out as a home office which runs the full width of the home. Both the home & gardens have been thoughtfully designed to maximise a comfortable family life and outdoor living & relaxation.

The property is enclosed within a mature landscaped plot of approx. half an acre. With automated gates to the front providing security & convenience leading to the garages. A stone terrace adds a touch of elegance to the front facade and the rear garden with its decked surfaces, swimming pool and summerhouse provides year round usability and enhanced outdoor living, completely transforming the space into a enjoyable extension of the home for everyday use and special occasions. Call to view this unique home now! NO CHAIN.

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- Five bedroom detached home - NO CHAIN
- Additional loft room/office
- Three reception rooms
- Luxury bathroom, en-suite & WC
- Deluxe kitchen and utility room
- Vaulted ceiling to the main living room
- Secure gated plot & owned solar panels
- Swimming pool, deck and landscaped gardens
- 10M long summerhouse
- Double and single garage

**Hallway**  
17'3" x 9'7" (5.28 x 2.94)  
Entrance hallway comprising laminate flooring, PVCu windows to the front aspect and composite front door.

**WC**  
5'6" x 3'10" (1.70 x 1.18)  
Ground floor restroom, with tiled flooring, radiator, sink & WC.

**Reception Room One**  
24'0" x 11'9" (7.34 x 3.60)  
Beautifully constructed main living space with dramatic vaulted ceiling, natural oak beams, dual aspect PVCu windows & patio doors, radiators and fireplace with stone surround. Open to the second reception room.

**Reception Room Two**  
15'8" x 11'11" (4.78 x 3.65)  
Second spacious reception room with laminate flooring, radiator and PVCu windows to the rear aspect.

**Kitchen/Dining Room**  
15'7" x 14'6" (4.77 x 4.42)  
Comprising a generous range of fitted wall & base units, granite worktops, stainless steel double sink & center island with triple pendant lighting, pop-up socket and striking quartz top. This well equipped kitchen includes a Rangemaster cooker, extractor, cabinet mounted double oven, microwave and has space for several appliances.

**Utility Room**  
9'10" x 8'7" (3.00 x 2.62)  
Featuring a range of units, worktops and composite sink with space for several appliances. Also with PVCu windows and door to the rear garden and further doors to the garage & kitchen.

**Reception Room Three**  
9'6" x 9'4" (2.91 x 2.86)  
Third living space with fitted carpet, radiator, tv point and PVCu windows to the front aspect.

**Landing**  
13'4" x 10'11" (4.08 x 3.35)  
Landing space with multiple PVCu windows to the front aspect, fitted carpet, gallery staircase & 2nd staircase to the loft room.

**Bedroom One**  
19'9" x 18'6" widest (6.04 x 5.64 widest)  
Main bedroom suite with a generous quantity of fitted wardrobes & units, laminate flooring dual aspect PVCu & Velux windows & radiators. Door to the en-suite.

**En-Suite**  
8'11" x 8'1" (2.74 x 2.47)  
Fully tiled bathroom, with Velux window, heated towel rail, sink unit, WC and stunning multi-fuction steam shower in a dramatic black colourway.

**Bedroom Two**  
12'1" x 9'7" (3.70 x 2.94)  
Second double bedroom comprising fitted wardrobes & over bed units, carpet, radiator, tv point and PVCu windows to the rear garden aspect.

**Bathroom**  
12'0" x 7'2" (3.67 x 2.20)  
Deluxe bathroom installation featuring PVCu windows, heated towel rail, double walk in shower, vanity unit with dual sinks, WC and glass walled jacuzzi tub with wall mounted tv overhead.

**Bedroom Three**  
12'0" x 9'1" (3.66 x 2.79)  
Third double bedroom comprising fitted carpet, radiator and PVCu windows to the rear aspect.

**Bedroom Four**  
9'7" x 9'5" (2.93 x 2.88)  
Fourth double bedroom with fitted carpet, radiator and PVCu windows to the front aspect.

**Bedroom Five**  
9'8" x 5'8" (2.96 x 1.74)  
Fifth bedroom suitable as a single, with fitted carpet, radiator and PVCu windows to the front aspect.

**Office/Bedroom Six**  
27'0" x 7'11" (8.24 x 2.43)  
Top floor attic room, running the full width of the 2nd floor, comprising carpet, Velux windows, recessed spotlights and built-in shelving.

**Summerhouse**  
34'6" x 11'10" (10.53 x 3.61)  
Summerhouse with solar panels, dual PVCu patio doors, laminate flooring, built-in kitchenette and WC/shower room (1.70x0.90). Located at the top of the garden overlooking the entertainment/pool area. Set within the tranquility of the garden & equipped with a small kitchen & bathroom, the poolhouse serves as an excellent space for entertaining guests, hosting pool parties, or enjoying meals without having to go back and forth to the main house. Equally, this would also make a fantastic office or studio for those requiring work from home space or a spacious gym.

**External**  
The property is enclosed within a mature landscaped plot of approx. half an acre. With automated gates to the front providing security & convenience which lead to the garages. A stone terrace adds a touch of elegance to the front facade and the rear garden with its decked surfaces, swimming pool and summerhouse provides year round usability and enhanced outdoor living, completely transforming the space into a enjoyable extension of the home for everyday use and special occasions.

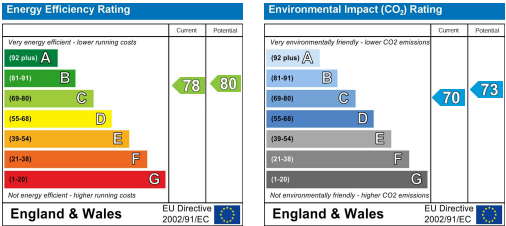


## Directions





Floor Plan



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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