



Heol Brithdir, £350,000

- Beautifully Presented Detached Home
- Ideal For Families
- Outbuilding With Bar/Office
- Enclosed Rear Garden
- Off Road Parking For Multiple Cars
- EPC Rating: Awaited



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About the property

Nestled in a quiet and family-friendly cul-de-sac, this immaculately presented three-bedroom detached property offers the perfect blend of comfort, space, and convenience. Boasting multiple reception rooms, this versatile home is ideal for modern family living and entertaining alike.

The ground floor welcomes you with a bright and spacious layout, finished to a high standard throughout. Each room has been thoughtfully designed, offering flexible living options whether you're relaxing with family or hosting guests.

Outside, the property continues to impress with off-road parking for multiple vehicles and a fully enclosed rear garden-perfect for children and pets. A standout feature is the stylish garden bar area, which offers a fantastic space for summer gatherings but also presents the potential to be converted into a home office or gym, depending on your needs.

Located just minutes from the M4, this home provides excellent access for commuters, while also being within easy reach of Swansea City Centre. A range of local schools and supermarkets are nearby, making day-to-day living both practical and convenient.



Accommodation

Entrance Porch

Living Room/Second Reception

13' 1" x 8' 5" (3.99m x 2.57m)

Downstairs Bathroom

Open Plan Living/Diner

24' 4" Max x 19' 8" Max (7.42m Max x 5.99m Max)

Kitchen

11' 3" Max x 8' 3" Max (3.43m Max x 2.51m Max)

Conservatory

10' 1" x 8' 5" (3.07m x 2.57m)

Landing

Bedroom One

10' 3" x 13' 3" Max into wardrobes (3.12m x 4.04m Max into wardrobes)

En-Suite

Bedroom Two

10' 2" x 11' 3" (3.10m x 3.43m)

Bedroom Three

8' 5" x 7' 3" (2.57m x 2.21m)

Bathroom

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Floorplan



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