

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



30 Ffordd Scott, Birchdale, Birchgrove, Swansea, City And County of Swansea.  
SA7 9GB



**Offers Over £300,000**

## Main Features

- Double Extended
- Four Bedrooms
- Two Ensuite
- Off Road Parking
- Three Reception Rooms
- Popular Location
- Woodland Walks
- Close to Schools
- M4 within Easy Access
- Level Gardens

## General Information

This detached home in a popular location within easy access of Swansea, M4 Links & Schools. With an extension added, this property now has four bedrooms, two with ensembles. The ground floor has an additional living room, with a further two reception rooms and modern kitchen diner this is an ideal family home.

Externally there is ample parking, generous back garden on two tiers and lawned areas. There is uPVC windows and combi boiler and the location is walking distance to country walks and schools, Llansamlet is only a few KMs away as is Morfa Retail and Swansea city centre.

This family home is a must see, therefore an early viewing is highly recommended.

## GROUND FLOOR

### W.C.

Comprising of a low level WC and pedestal wash hand basin with mixer tap. uPVC double glazed window and laminate flooring.

### Hallway

Laminate flooring, radiator and carpeted stairs to the first floor.  
Doors to;

### Lounge

Laminate flooring, radiator and double French doors to the front access.

## Living Room

uPVC double glazed Bay window to the front aspect, laminate flooring, radiator and feature fire place with log burner.  
Double doors to;

## Dining Room

Laminate flooring, radiator and French doors to access the rear garden.  
Door to;

## Kitchen

A newly fitted, modern family kitchen, appointed with a mixture of grey wall and base units with worktops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, 'Range' cooker with gas hob and fan over, space for an American fridge freezer, an eye level integrated microwave, plumbing in place for a washing machine and tumble dryer, laminate flooring, vertical radiator, breakfast bar and storage cupboard.  
uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring, storage cupboard and access to the loft above.  
Doors to;

### Bedroom Four

uPVC double glazed window to the front aspect, radiator and carpeted flooring.

### Bedroom Two

uPVC double glazed window to the front aspect, fitted wardrobes, laminate flooring and radiator.  
Door to;

### **En Suite**

Comprising of a low level WC and vanity wash hand basin. uPVC double glazed window to the side aspect and laminate flooring.

### **Bedroom Three**

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

### **Bathroom**

A family bathroom comprising of a low level WC, pedestal wash hand basin with mixer tap and a panelled bath with shower over. uPVC double glazed window to the rear aspect, laminate flooring and radiator.

### **Bedroom One**

uPVC double glazed window to the front aspect, carpeted flooring and radiator. Door to;

### **En Suite**

Comprising of a low level WC, vanity wash hand basin and a double shower cubicle. uPVC double glazed window to the front aspect, tiled flooring and tiled walls.

### **EXTERNALLY**

### **Gardens**

A large front drive offering ample off road parking.

An enclosed garden which benefits from sun throughout the day, having decorative stone, paving slabs and a laid to lawn area, perfect for family days in the summer.

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** C


**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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