

**ESTAS**  
★★★★★

**BEST IN POSTCODE  
WINNER 2025**

#customerserviceawards



**Glannant Cottage, 630 Birchgrove Road, Glais, Swansea, Swansea, SA7 9EN**

**£260,000**



**PETER MORGAN**



## Glannant Cottage 630 Birchgrove Road, Glais, Swansea, Swansea, SA7 9EN

### Main Features

- Charming detached cottage
- Tastefully presented throughout
- Nestled in a peaceful setting
- 2 reception rooms
- Enclosed and private garden
- Off road parking
- Conveniently located for access to local amenities and transport links
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: E
- Need a mortgage? We can help.

### General Information

Nestled in a peaceful setting just a short drive from Swansea, this beautifully presented detached cottage offers the perfect blend of character and comfort. Tastefully finished throughout, the property boasts two well-proportioned bedrooms and two inviting reception rooms, providing flexible living space ideal for couples, small families, or those seeking a tranquil retreat.

The heart of the home is a delightful farmhouse-style kitchen, brimming with rustic charm and perfect for both everyday cooking and entertaining. Original features have been thoughtfully retained, including a striking pine staircase and solid pine doors throughout, adding warmth and character to every room.

Outside, the cottage enjoys an enclosed and private rear garden—perfect for relaxing or gardening—with the added benefit of off-road parking.

A rare opportunity to own a charming home in a great location, combining rural charm with easy access to local amenities and transport links.

### GROUND FLOOR

#### Lounge

uPVC sash windows to front aspect. Porcelain wood effect flooring. Radiator. Exposed original brick chimney breast with multi-fuel log burner and pine staircase to first floor. Pine doors to kitchen and..

#### Dining Room

uPVC sash window to front aspect. Porcelain wood effect flooring. Radiator. Feature cast iron fire with Oak surround.

#### Utility / Cloakroom

Low level WC with attached wash hand basin. Plumbing in place for washing machine. 'Baxi' boiler serving domestic hot water and gas central heating.

#### Kitchen

Appointed with a range of matching Oak wall mounted and base units with worktops over. Inset stainless steel Belfast sink with feature tap. uPVC French doors to rear garden. Space for under counter fridge. Electric range cooker with electric hob. Vertical radiator. Inset ceiling spotlights.

### FIRST FLOOR

#### Landing

Access to airing cupboard. Doors to bedrooms and..

#### Bathroom

3 piece suite comprising low level WC, wash hand basin set in vanity base unit and panelled bath with dual head shower over. Black surround wall tiles and mosaic floor tiles.

#### Bedroom One

uPVC sash window to front aspect. Fitted carpet. Radiator. Built in wardrobes. Access to loft.

#### Bedroom Two

uPVC sash window to front aspect. Fitted carpet. Radiator.

### EXTERIOR

## Gardens

Enclosed front garden with matured shrubs and access to rear garden.

Rear garden with seating area, storage sheds, shed with space for freezer and side garden laid to lawn with access enclosed off road parking.

## 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 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage)

## General Information

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

### Current council tax banding

C

### Current heating type

Gas

### Tenure

Freehold











Approx Gross Internal Area  
67 sq m / 720 sq ft




Ground Floor  
Approx 37 sq m / 396 sq ft

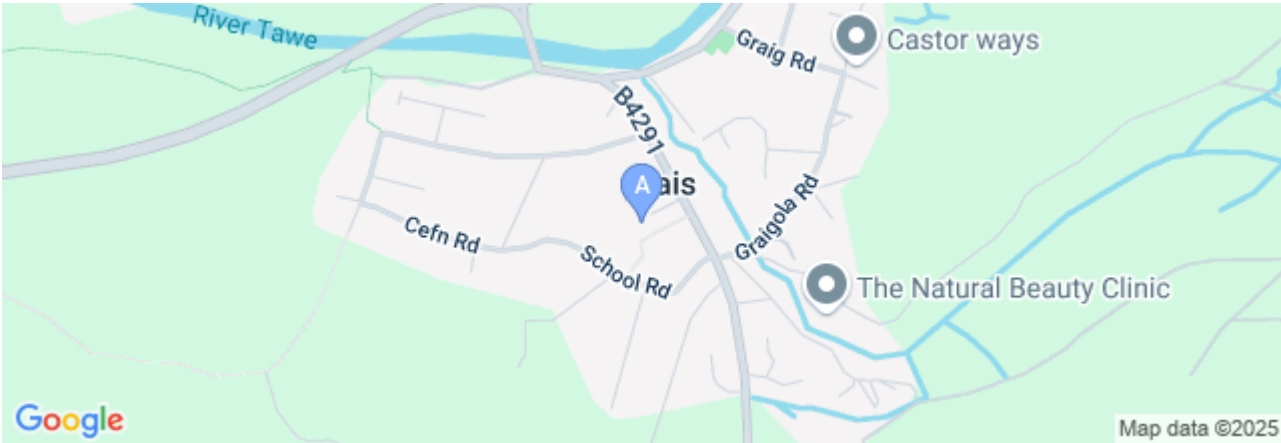
First Floor  
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Glannant Cottage 630 Birchgrove Road, Glais, Swansea, Swansea, SA7 9EN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 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.

Neath  
Hub  
sales@petermorgan.net  
lettings@petermorgan.net  
33-35 Windsor Road,  
West Glamorgan  
SA11 1NB

Neath  
Financial Services  
team@pmfinancial.net  
  
The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

# PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

ESTAS  
★★★★★

BEST IN POSTCODE  
WINNER 2025

#customerserviceawards

Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

**Neath Port Talbot Branch**  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

