

**hrt**  
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20 Birchwood Close  
Bryncoch

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# 20 Birchwood Close

Asking price **£350,000**

A beautifully presented four/five bedroom property ,located in the sought after Village of Bryncoch. Situated on a corner plot , with driveway to front and large rear garden.

A beautifully presented four/five bedroom detached dormer bungalow

Situated in the sought after Village of Bryncoch

Generous living space which would make an ideal home for a large or extended family

Lounge/kitchen

Sitting room

Conservatory

Two ground floor Shower rooms

First floor family shower room

Corner plot rear garden

Driveway to front









We are delighted to market this beautifully presented, dormer style bungalow in the popular Village of Bryncoch. Ideal for a large extended family.

As you enter the property via a UPVC composite door, you approach an entrance hallway providing access to two Reception rooms and the Kitchen, Oak staircase to first floor, Engineered Oak flooring and radiator.

The Main Lounge (7.17m x 3.67m) is located at the front of the property. It has two double glazed windows with far reaching views, two radiators, remote controlled gas fire with Marble half and Oak surround, and fitted carpet.

The kitchen (4.52m x 3.28m) is positioned at the rear of the property, with views over the garden. The kitchen is a good size comprising; a matching range of base and eye level units, space for Rangemaster gas oven and extractor over, space for American fridge freezer, integrated composite sink with mixer tap, tiled splash back and tiled flooring.

Off the kitchen is the Utility room (2.69m x 1.85m) which has space and plumbing for white goods, wall mounted gas combination boiler, double glazed door to rear and window to side, radiator, tiled flooring, door leading to the Ground floor shower room (1.81 x 0.92).

Shower room comprising; three piece suite, close couple WC, wash hand basin housed in a vanity unit, shower cubicle with an electric shower, fully tiled walls, Respatex cladding around the shower, chrome heated towel rail and tiled flooring.

Accessed off the hall is the Second Reception room (5.28m x 3.03m) with skylights, double doors to the conservatory, an electric fire with surround, door to bedroom Five ,radiator and fitted carpet. Bedroom Five (3.89m x 2.33m) which is on the ground floor has a double glazed window overlooking the garden, radiator and fitted carpet.

Off the Lounge, is another Ground floor shower room (2.97m x 0.92m) comprising; a three piece suite, WC and wash hand basin housed in a vanity unit, a shower cubicle with an electric shower, double glazed window to rear, half tiled walls, tiled flooring, chrome heated towel rail. At the rear of the property is a UPVC conservatory with a solid roof, spotlights to garden, radiator and laminate flooring. First floor landing provides access to the four bedrooms and the airing cupboard.

The Master bedroom (3.66 x 3.69 into wardrobe)is positioned at the front of the property enjoying far reaching views. It comprises; double glazed window, built in wardrobes, radiator and fitted carpet.

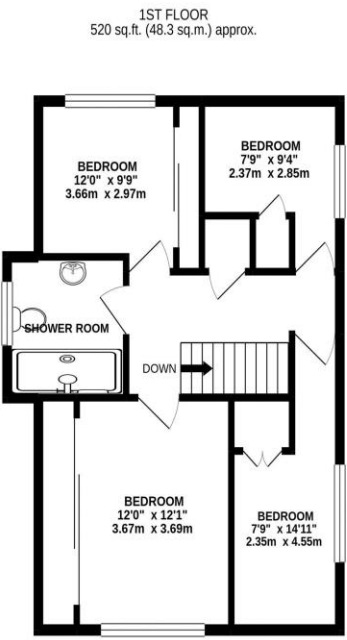
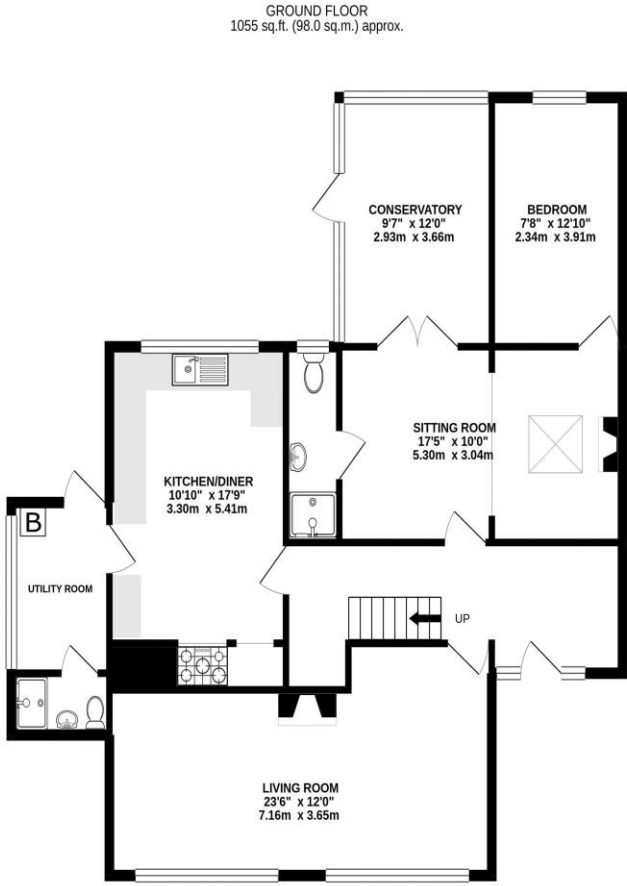
Bedroom Two (3.64m x 2.96m into wardrobe) which is at the rear of the property, double glazed window, built in wardrobes, radiator, additional eves storage, access to loft and fitted carpet.

Bedroom Three (3.38m x 2.35m) located at the side of the property, with double glazed window, built in wardrobes, radiator and fitted carpet

. Bedroom Four (2.84m x 2.37m) is at the rear of the property, with double glazed window to side, built in wardrobes, radiator and fitted carpet.

The Family shower room (2.07m x 1.85m) has a frosted double glazed window to site, a three piece suit , double shower cubicle, with hydroelectric shower over, wash hand basin housed in a vanity unit, WC in a vanity style unit, vertical radiator, fully tiled walls and tiled flooring.

Externally to the rear of the property is a large garden mainly laid to lawn with separate seating areas, two timber sheds, greenhouse, and a separate patio area laid to colored slabs. The front of the property has a large driveway, with parking for several vehicles and bordered by colored stone.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

Travelling along Main Road Bryncoch, take the 2nd turning right into Elias Drive, turn left into Furzeland Drive, Birchwood Close is the cul-de-sac opposite the school.

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band E  
EPC Rating D

## Energy performance certificate (EPC)

20 BIRCHWOOD CLOSE BRYNCOCH SA11 7UP		Energy rating <b>D</b>
Valid until 15 October 2030	Certificate number 9100-2965-6100-2090-1035	

**Property type**  
Detached house

**Total floor area**  
156 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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