

14 Heol Gerrig, Treboeth, Swansea, SA5 9BP

Offers In The Region Of £279,950

Offering for sale this beautifully presented four bedroom detached home, situated in the ever so popular location of Treboeth, which has good links to the M4, Morriston Hospital, Schools and amenities.

The lovely home has been modernised throughout by the current owners yet keeping its traditional features.

The accommodation comprises of an entrance porch, hallway, lounge, dining area and a spacious kitchen/breakfast room on the ground floor. To the first floor you will find three double bedrooms with an en-suite off the master bedroom a family bathroom and a laundry room. The attic has been converted to regulations which benefits from a further bedroom. The property benefits from Gas central heating, double glazing, rear off road parking and a good size rear garden. Internal viewing is highly recommended. EPC Rating - TBC.

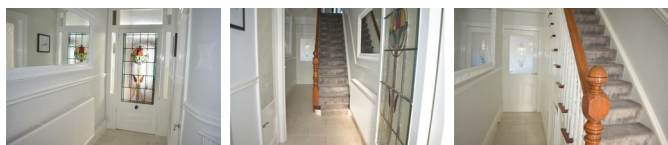
The Accommodation Comprises

Ground Floor

Porch

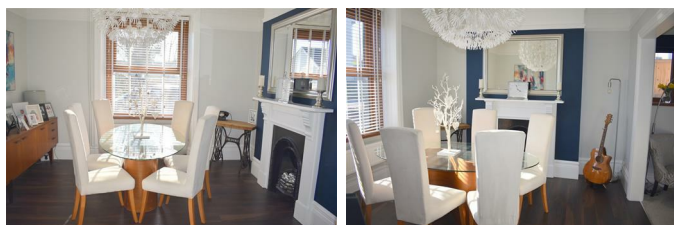
Entered via double glazed door to front, tiled flooring, half tiled walls, door leading into the hallway.

Hall



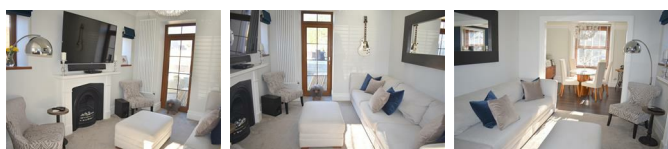
Tiled flooring, dado rail, staircase to first floor with under-stairs storage cupboards, radiator.

Dining Area 10'8" x 12'10" (3.25m x 3.91m)



Double glazed window to front, feature fireplace, decorative coving, radiator.

Lounge 12'1" x 11'2" (3.68m x 3.41m)



Two double glazed windows to side, radiator, picture rail, decorative coving, double glazed door leading to the garden.

Kitchen/Breakfast Room 22'6" x 10'2" (6.85m x 3.11m)



A spacious family kitchen, fitted with a matching range of wall and base units, 1+1/2 bowl stainless steel sink with tiled splashbacks. Built-in fridge and freezer,

built-in dishwasher, built-in eye level double oven and four ring ceramic hob, cupboard housing the microwave and cupboard housing the boiler, double glazed window to rear, two double glazed windows to side, double glazed french doors leading to the rear garden, tiled flooring, decorative coving, ceiling spotlights, pantry cupboard with shelving, radiator.

First Floor

Landing

Two radiators, dado rail, staircase to bedroom four.

Bedroom 1 8'6" x 14'6" (2.59m x 4.42m)



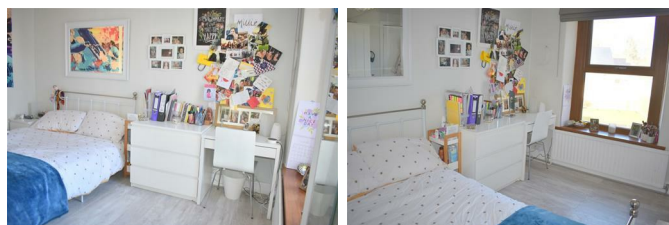
Two double glazed windows to front, built-in mirror fronted wardrobes, radiator.

En-suite



Three piece suite comprising wash hand basin, tiled shower cubicle and WC. Tiled walls and flooring, heated towel rail.

Bedroom 2 12'2" x 10'3" (3.70m x 3.13m)



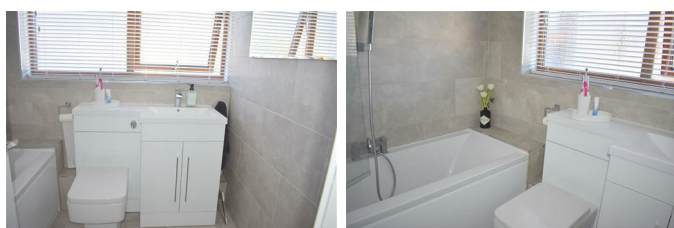
Double glazed window to rear, radiator.

Bedroom 3 10'8" x 10'2" (3.26m x 3.11m)



Double glazed window to rear, built-in mirror fronted wardrobes, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls and flooring, ceiling spotlights, heated towel rail.

Laundry Room 3'5" x 6'3" (1.04m x 1.90m)

Plumbing for washing machine, shelving, heated towel rail, extractor fan.

Second Floor

Door leading into bedroom four.

Bedroom 4 14'2" x 6'7" (4.32m x 2.00m)



Two skylight style windows, built-in cupboards, radiator.

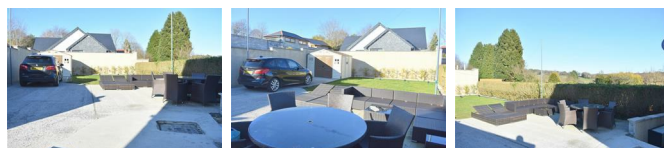
External



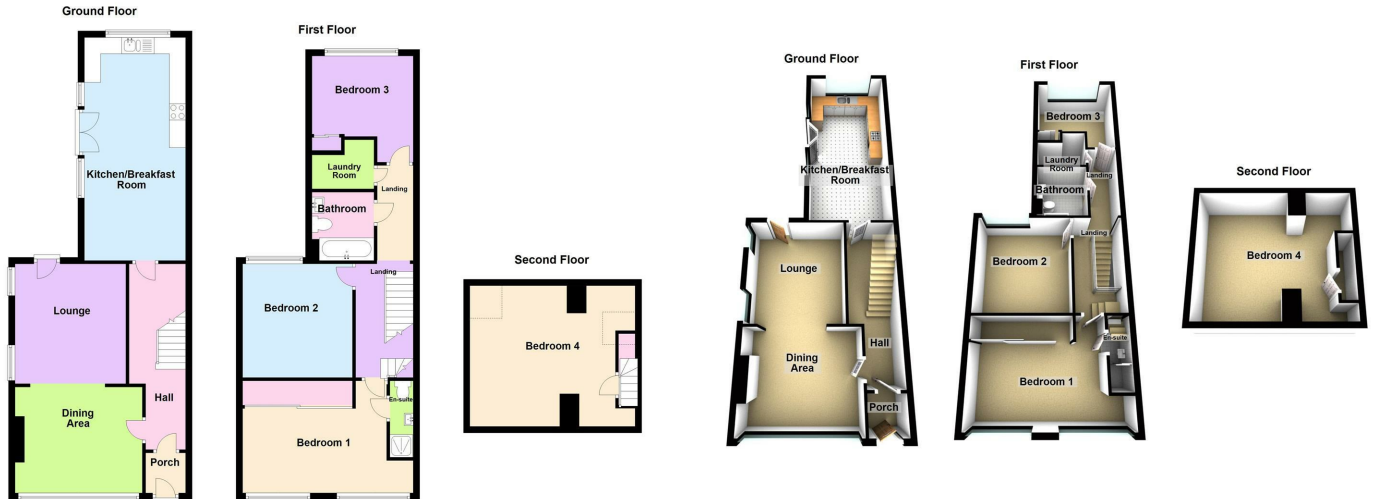
To the front of the property is a gravelled garden.

There is a shared lane leading to the rear of the property. The rear garden benefits from off road parking, lawned garden and patio area.

External



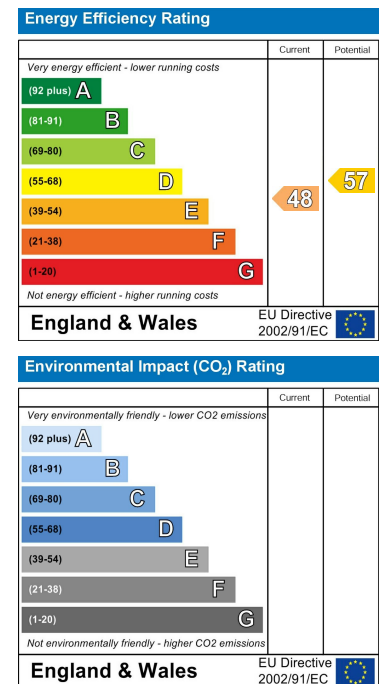
Floor Plan



Area Map



Energy Efficiency Graph



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