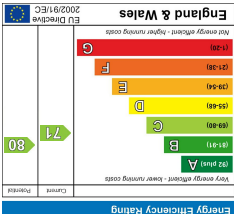
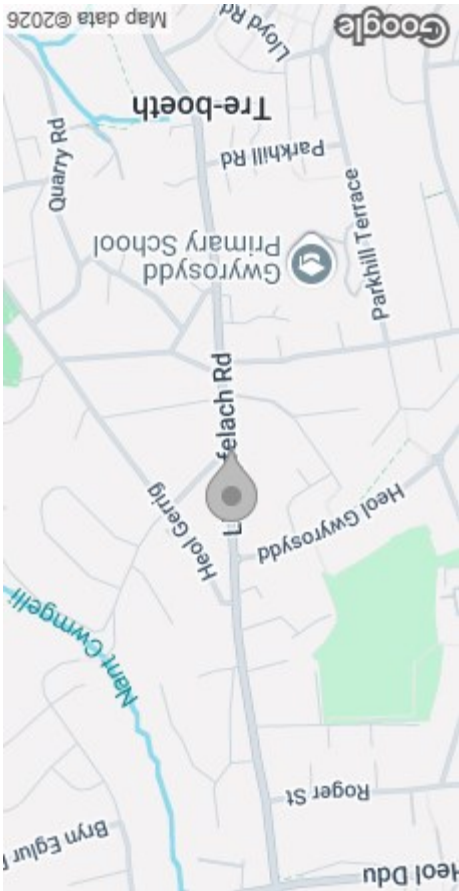


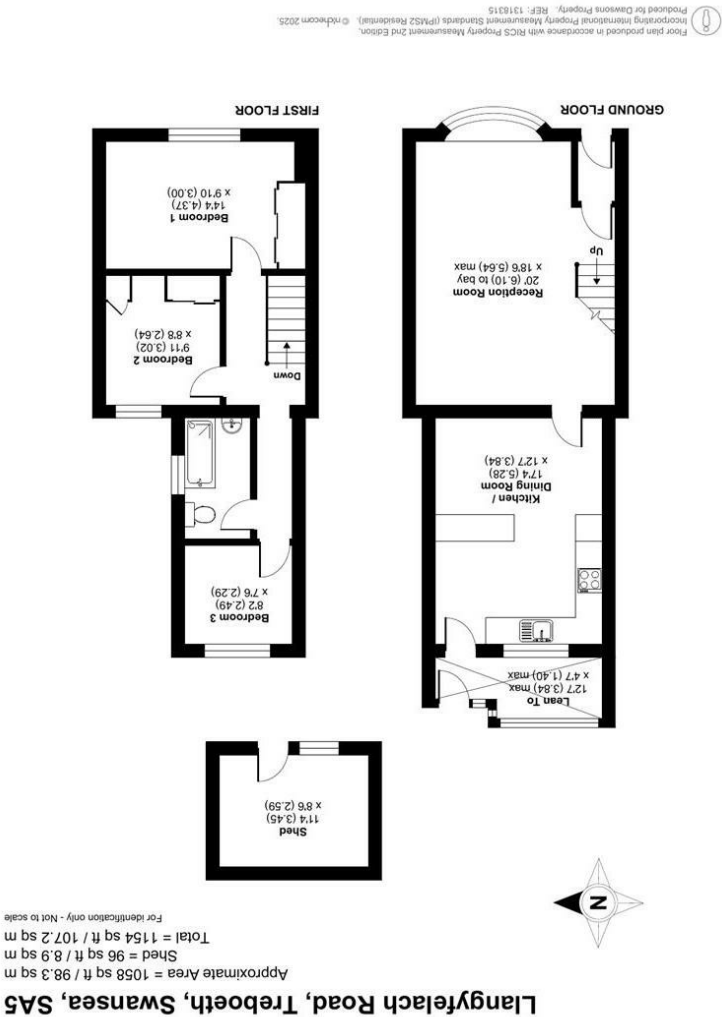
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



736 Llangyfelach Road
Treboeth, Swansea, SA5 9EL
Offers Over £130,000

3 1 1 C

GENERAL INFORMATION

Dawsons are delighted to bring to market this appealing mid-terrace home, ideally positioned in the ever-popular residential area of Treboeth, Swansea. Offering generous proportions and excellent potential, this property presents a superb opportunity for buyers seeking a home they can update and personalise to their own tastes.

The accommodation to the ground floor comprises a welcoming entrance hallway, a comfortable lounge ideal for relaxation, a practical fitted kitchen/dining room suited to everyday living, and a lean-to providing additional storage or utility space. To the first floor are three well-sized bedrooms and a family bathroom, making this a perfect option for families, first-time buyers, or those looking to invest.

Externally, the property benefits from a low-maintenance front forecourt and an enclosed rear garden complete with a storage shed.

Treboeth is a well-regarded and convenient location, with close proximity to local shops, schools, and amenities. The property also boasts excellent transport links to Swansea City Centre, Morfa Retail Park, Swansea.com Stadium, and the M4 corridor.

While in need of updating, the property offers a solid layout and fantastic potential to become a long-term family home or investment.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

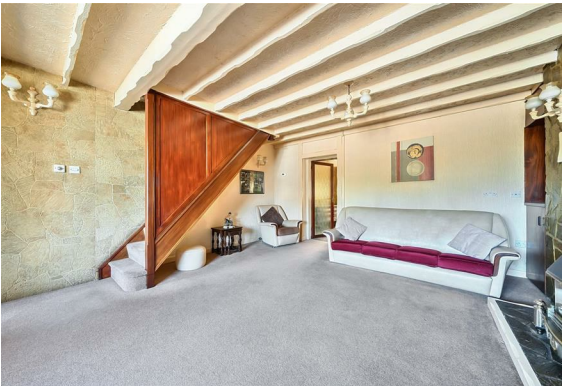
Lounge
20'0" (to bay) x 18'6" (max)
(6.10m (to bay) x 5.64m (max))

Kitchen/Dining room
17'3" x 12'7" (5.28m x 3.84m)

Lean To
12'7" (max) x 4'7" (max) (3.84m (max) x 1.40m (max))

First Floor

Landing



Bedroom 1
14'4" x 9'10" (4.37m x 3.00m)

Bedroom 2
9'10" x 8'7" (3.02m x 2.64m)

Bedroom 3
8'2" x 7'6" (2.49m x 2.29m)

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Shed
11'3" x 8'5" (3.45m x 2.59m)

Tenure - Freehold

Council Tax Band - B

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

Water Billed

Broadband – The current supplier is (Virgin Media)
Type - Fibre

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

