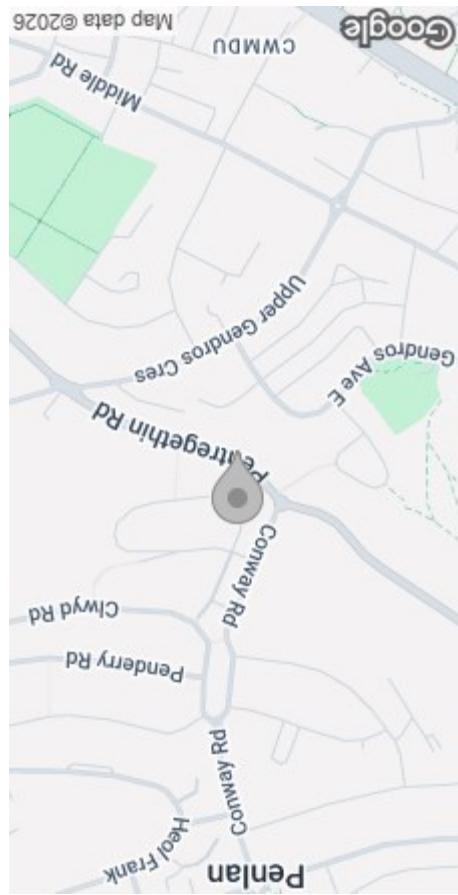


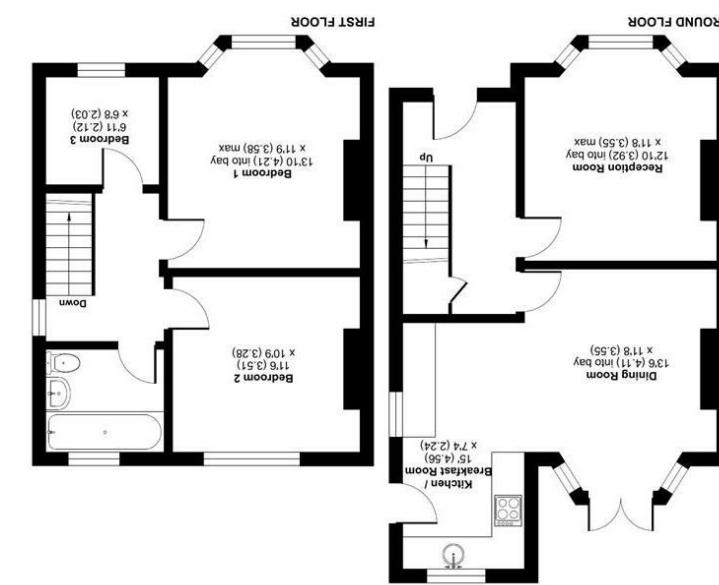
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's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

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Floor plan produced in accordance with RICS Property Measurement Standard 2nd Edition © nfdesign 2025

EPC



AREA MAP



Pentregeithin Road, Gendros, Swansea, SA5
Approximate Area = 941 sq ft / 87.4 sq m
For identification only - Not to scale

FLOOR PLAN



391 Pentregeithin Road

Gendros, Swansea, SA5 8AH

Asking Price £190,000



GENERAL INFORMATION

We are delighted to present this beautifully refurbished semi-detached family home, ideally situated in the sought-after area of Gendros, Swansea. Conveniently located close to local shops, well-regarded schools, and with excellent transport links to Swansea City Centre and Fforestfach Retail Park, this property perfectly combines comfort, style, and convenience.

The ground floor welcomes you with a bright entrance hallway, leading to a lounge, a separate dining room, and a modern kitchen with breakfast area—ideal for family living and entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families or first-time buyers alike.

Externally, the property benefits from a front garden with driveway parking, a private rear garden, and an outbuilding offering additional storage or potential workspace.

This modern and beautifully presented home is perfectly suited for first-time buyers, families, or investors looking for a quality property in a prime location.

Viewing is highly recommended to fully appreciate the charm, potential, and lifestyle this lovely home has to offer.



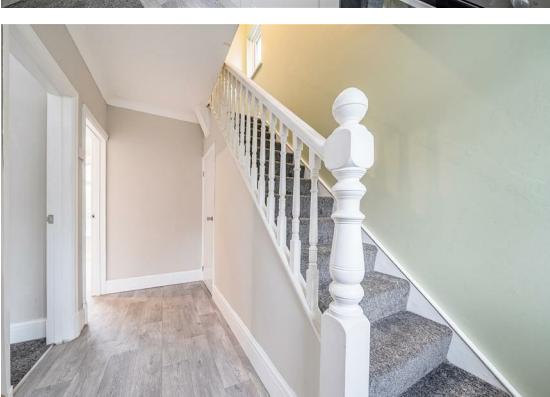
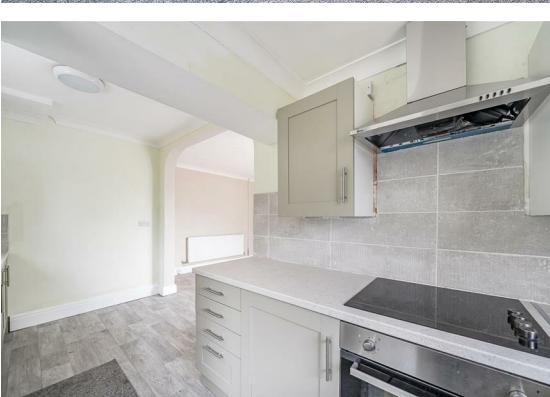
FULL DESCRIPTION

Ground Floor

Hallway

Reception Room

12'10" (into bay) x 11'7" (max)
(3.92 (into bay) x 3.55 (max))



Dining Room Opening to Kitchen/Breakfast Room

13'5" (into bay) x 11'7" (4.11 (into bay) x 3.55)

Kitchen/Breakfast Room

14'11" x 7'4" (4.56 x 2.24)

First Floor

Landing



Bedroom 1

13'9" (into bay) x 11'8" (max)
(4.21 (into bay) x 3.58 (max))

Bedroom 2

11'6" x 10'9" (3.51 x 3.28)

Bedroom 3

6'11" x 6'7" (2.12 x 2.03)

Bathroom

External

Driveway to Front

Side Pedestrian Access

Large Rear Garden

Outbuilding

Tenure - Freehold

Council Tax Band - C

EPC - D

Services

Mains Gas & Electric

Mains Sewerage

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

