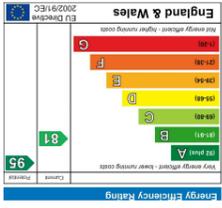
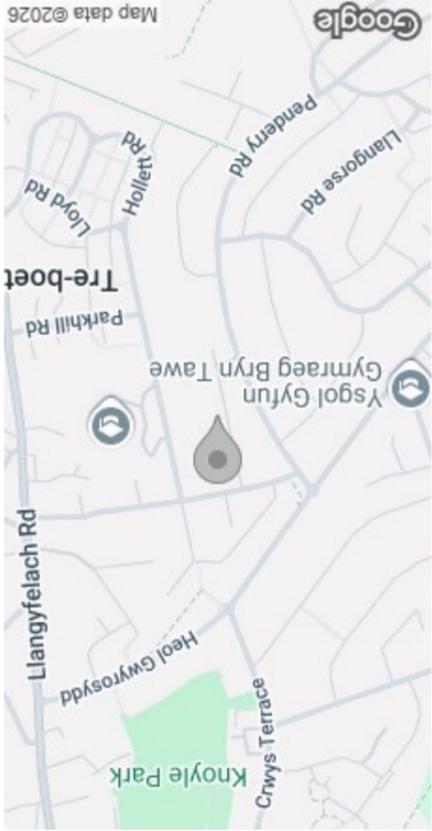


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

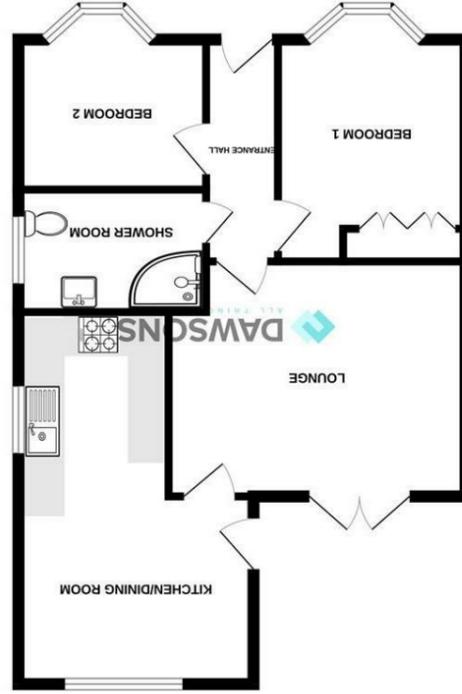
Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements, dimensions and areas are approximate and responsibility is taken for any error. All figures are based on the information provided and should be used as a guide only. The information is provided for general information only and should not be used as a basis for any decision. The information is provided for general information only and should not be used as a basis for any decision. The information is provided for general information only and should not be used as a basis for any decision.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



1A Penlan Grove
 Treboeth, Swansea, SA5 7DF
Offers Over £250,000

2
 1
 1
 B

GENERAL INFORMATION

Dawsons are delighted to present this attractive purpose-built detached bungalow, constructed approximately four years ago, ideally situated in the popular residential area of Treboeth, Swansea.

Designed with modern living in mind, the property offers well-planned and comfortable single-storey living, benefiting from underfloor heating throughout. The layout comprises an entrance hallway, a bright lounge with French doors opening out to the rear garden, a kitchen/dining room, two bedrooms, and a shower room.

Externally, the home features a driveway to the front providing off-road parking, a generous rear garden ideal for relaxing or entertaining, and a versatile outbuilding with electricity, suitable for storage, hobbies, or workspace use.

A particular highlight of this property is the impressive outlook, with far-reaching views across Swansea and towards the sea, enhancing the sense of space and setting.

Conveniently located close to local schools, shops, and amenities, with excellent transport links nearby, this modern bungalow offers a superb opportunity for buyers seeking contemporary, low-maintenance living in a well-connected location.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

14'7" x 11'6" (4.45m x 3.52m)

Kitchen/Dining Room

18'3" x 11'6" (5.58m x 3.52m)

Bedroom 1

12'5" x 9'2" (3.79m x 2.81m)

Bedroom 2

9'2" x 8'10" (2.81m x 2.71m)

Bathroom



External

Driveway to Front

Good Sized Garden to Rear

Outbuilding with Electric

Tenure

The vendor has informed us that the property is Freehold.

Council Tax Band - C

Services

Mains Gas & Electric
Mains Sewerage

Water - Metered

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.

N.B

Purpose Built 4 Years Ago

Underfloor heating throughout

