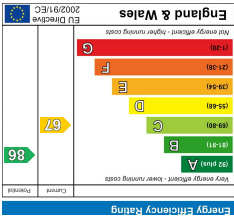
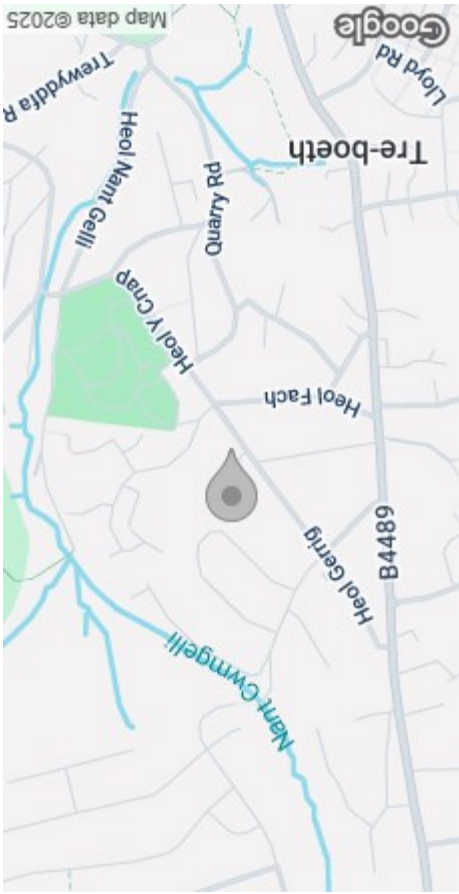


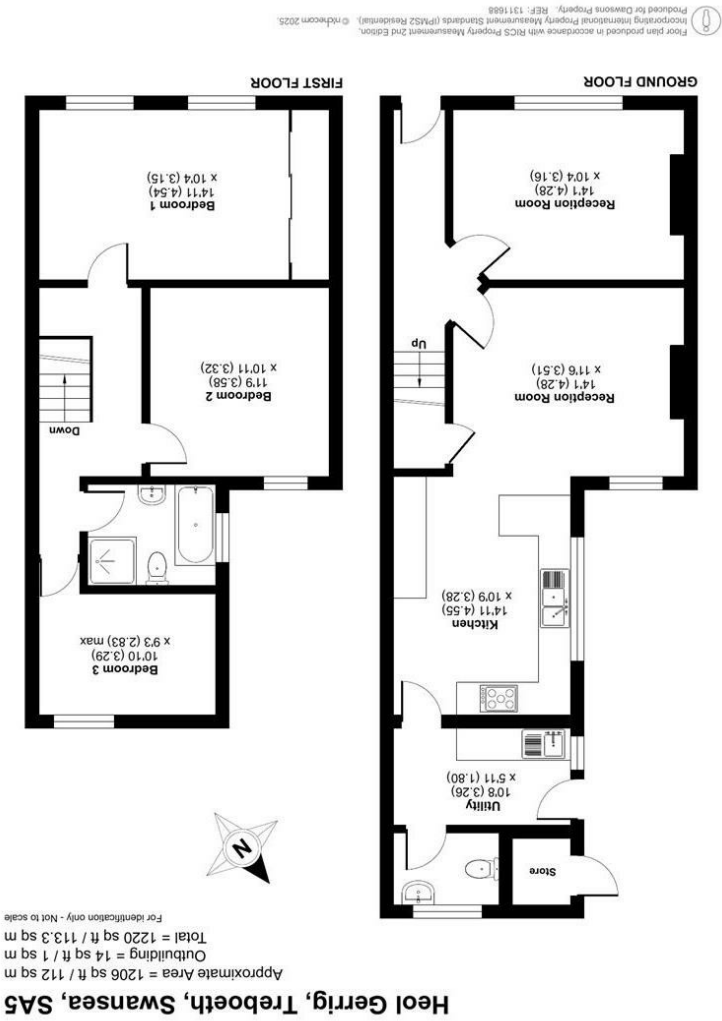
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



12 Heol Gerrig
Treboeth, Swansea, SA5 9BP
Offers Over £250,000



GENERAL INFORMATION

Dawsons is proud to present this beautifully maintained semi-detached property, ideally located in the sought-after area of Treboeth, Swansea.

Ground Floor:
Step into a welcoming entrance hallway leading to two bright and spacious reception rooms, a modern kitchen, practical utility room, and a convenient ground floor W.C.

First Floor:
Upstairs offers three generously sized bedrooms and a contemporary family bathroom featuring a sleek four-piece suite.

External:
Outside, the home benefits from a low-maintenance front forecourt laid to patio, and a private, enclosed rear garden with patio space, a useful store room, and side pedestrian access.

Located close to local schools, amenities, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium, this property is perfectly suited for family living.

Beautifully presented throughout, this home is ready to move into. Early viewing is highly recommended to appreciate the quality and charm on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception 1
14'0" x 10'4" (4.28m x 3.16m)

Reception 2
14'0" x 11'6" (4.28m x 3.51m)

Kitchen
14'11" x 10'9" (4.55m x 3.28m)

Utility Room
10'8" x 5'10" (3.26m x 1.80m)

W.C



First Floor

Bedroom 1
14'10" x 10'4" (4.54m x 3.15m)

Bedroom 2
11'8" x 10'10" (3.58m x 3.32m)

Bedroom 3
10'9" x 9'3" (max) (3.29m x 2.83m (max))

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Storage Area

Side Pedestrian Acceee

Tenure - Freehold

Council Tax Band - D

EPC - D

Services

Mains Gas & Electric
Mains Sewerage

Water - Metered

"Broadband – The current supplier is (Virgin). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

