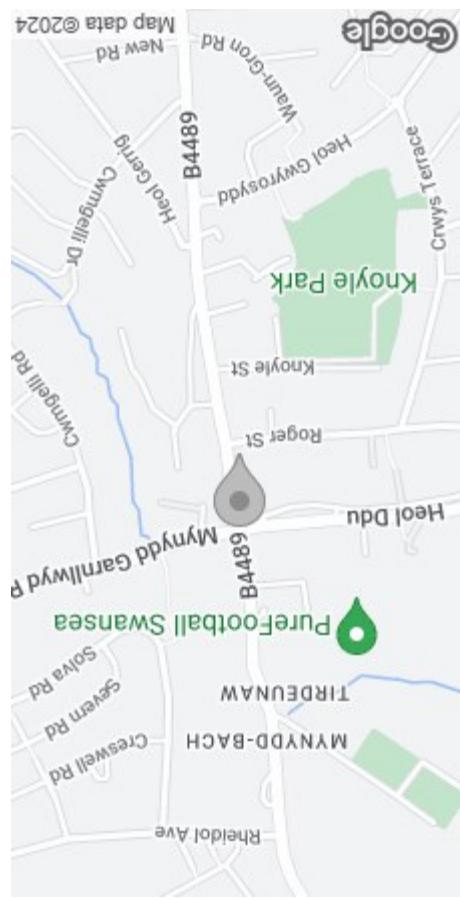


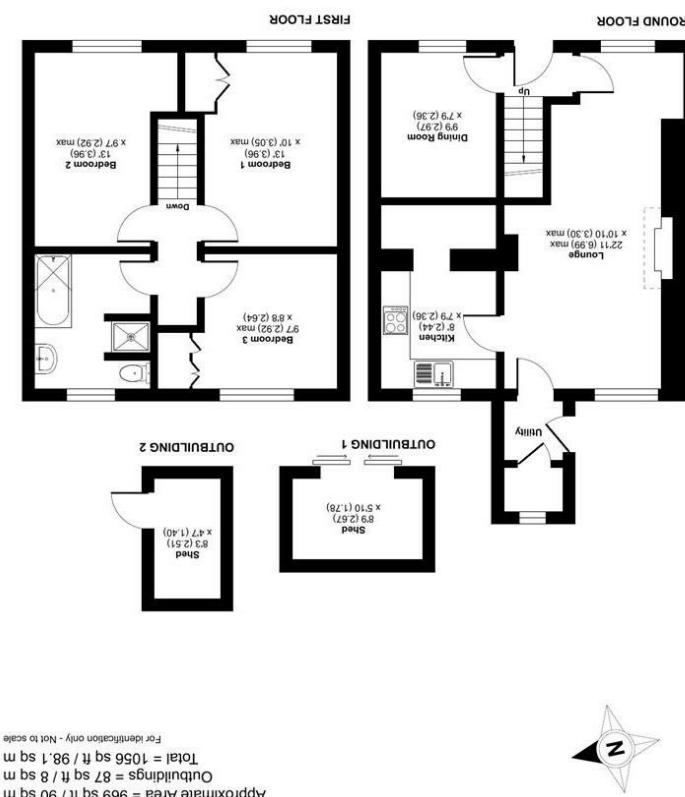
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC



### AREA MAP

Floor plan produced in accordance with RICS Property Measurement Standards (UK) © redrow.com 2024  
Produced for Dawsons Property, REF: 1073610  
Information supplied by Dawsons Property



### Llangyfelach Road, SA5

### FLOOR PLAN



### 882 Llangyfelach Road

Treboeth, Swansea, SA5 9AU

Offers Over £150,000



## GENERAL INFORMATION

Dawsons are delighted to offer for sale this mid terrace property situated in Treboeth, Swansea. The property comprises entrance porch, two reception rooms, kitchen, and utility to ground floor. To the first floor there are three bedrooms and a bathroom. Externally the property offers a lawned area to front and an enclosed garden to rear. The property is in superb location to Swansea City Centre, Swansea.com Stadium, Morfa Retail Parc and local schools and amenities. We consider the property an ideal first time buy or family home. Viewing highly recommended.



## FULL DESCRIPTION

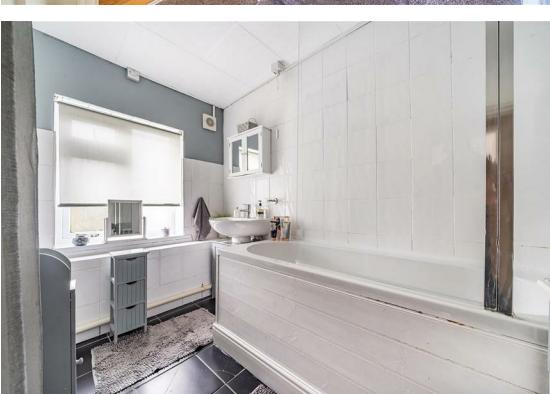
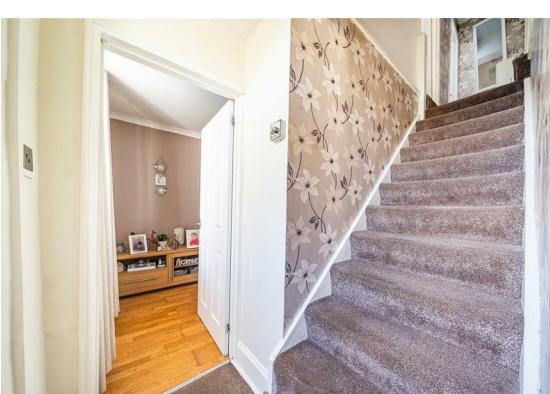
### Ground Floor

#### Entrance

#### Hallway

#### Lounge

13'1" (max) x 10'9" (max)  
(3.99m (max) x 3.30m (max) )



**Bedroom 1**  
12'11" x 10'0" (max) (3.96m x 3.05m (max) )

**Bedroom 2**  
12'11" x 9'6" (max) (3.96m x 2.92m (max) )

**Bedroom 3**  
9'6" (max) x 8'7" (2.92m (max) x 2.64m)

#### Bathroom

#### External

#### Front Garden

#### Enclosed Rear Garden

#### Outbuildings

**Shed 1**  
8'9" x 5'10" (2.67m x 1.78m)

**Shed 2**  
8'2" x 4'7" (2.51m x 1.40m)

**Tenure - Freehold**

**Council Tax Band - B**

