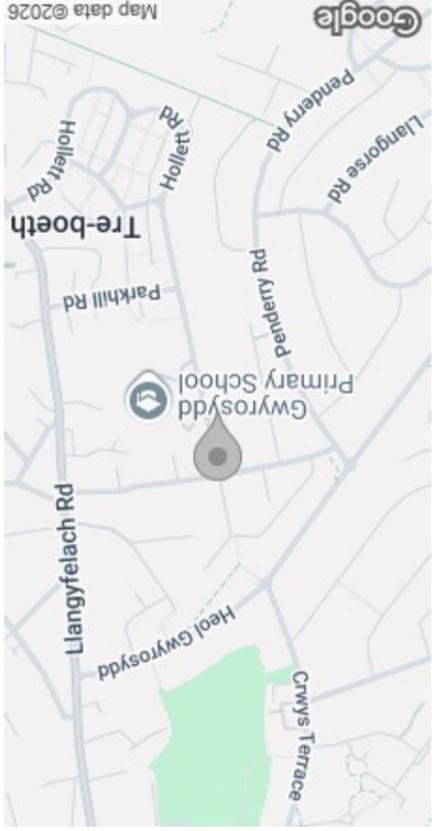


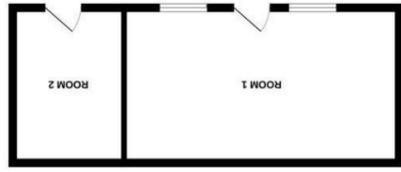
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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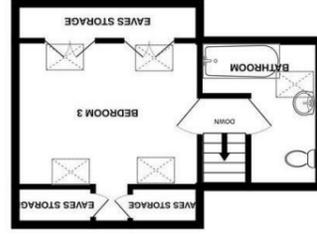
EPC



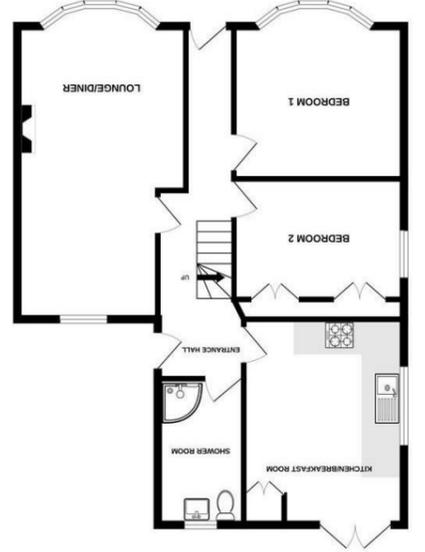
AREA MAP



OUTBUILDING



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



52 Parkhill Terrace
 Treboeth, Swansea, SA5 7DJ
 Offers Over £225,000



GENERAL INFORMATION

Dawsons are delighted to present this attractive semi-detached bungalow, set within the popular and well-established area of Treboeth, Swansea.

The property offers flexible and well-planned living space, comprising an entrance hallway, lounge/dining room, kitchen/breakfast room, shower room, and two bedrooms to the ground floor. To the first floor, there is a further bedroom and a bathroom, making the layout ideal for a range of lifestyles.

One of the standout features of this home is its elevated position, which enjoys far-reaching views across Swansea and towards the sea, adding a real sense of character and appeal.

Externally, the property benefits from parking spaces to the front with steps leading to the main entrance, along with an enclosed rear garden featuring an outbuilding divided into two rooms, offering excellent versatility for storage, hobbies, or workspace use.

Conveniently located close to local schools, amenities, and with excellent transport links, this home combines practicality with a desirable setting.

Viewing is highly recommended to fully appreciate the views, versatility, and overall appeal this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room

21'11" x 11'9" (6.70m x 3.59m)

Kitchen/Breakfast Room

14'4" x 11'2" (4.38m x 3.41m)

Bedroom 1

12'2" x 11'10" (3.71m x 3.62m)

Bedroom 2

11'10" x 8'5" (3.62m x 2.57m)

Shower Room



First Floor

Landing

Bedroom 3

12'10" x 12'10" (3.92m x 3.92m)

Bathroom

External

Steps up to Front

Off Road Parking Space to Front

Enclosed Rear Garden

Outbuilding

Room 1

19'2" x 10'9" (5.85m x 3.30m)

Room 2

10'9" x 7'9" (3.30m x 2.37m)

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Water Billed

"Broadband - The current supplier is (You Fibre). 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.

