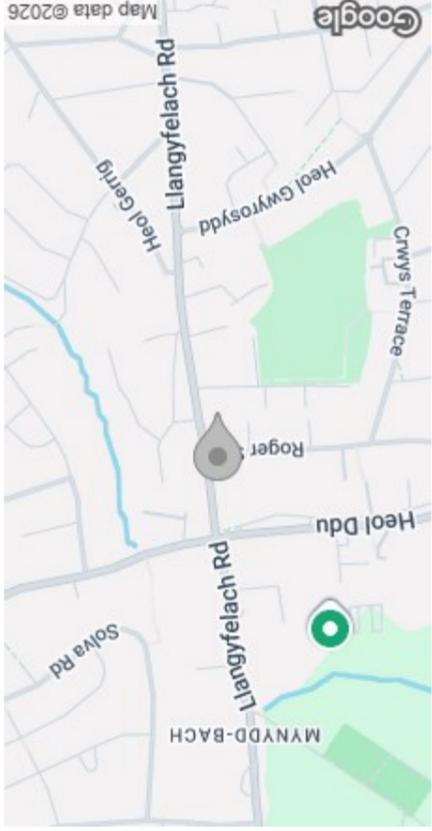


EPC



AREA MAP

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.



FLOOR PLAN



856 Llangyfelach Road
 Treboeth, Swansea, SA5 9AU
 Asking Price £265,000

4 Bedrooms, 2 Bathrooms, 2 Living Areas, EPC Rating E

GENERAL INFORMATION

Situated in the popular and well-connected area of Brynhyfryd, Swansea, this spacious four-bedroom semi-detached home offers a versatile layout, perfect for family living.

The ground floor welcomes you with an entrance hallway leading to two reception rooms, a kitchen/dining room. There's also a convenient ground floor bathroom, ideal for busy households.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom, while the top floor boasts a spacious master bedroom complete with a walk-in wardrobe—a real retreat at the end of the day.

Outside, the property benefits from a tiered rear garden with side pedestrian access, offering potential for landscaping or entertaining. An outbuilding provides practical storage for gardening tools or outdoor equipment.

Ideally located close to a range of local amenities, schools, and offering excellent transport links to Swansea City Centre, Morfa Retail Park, and the Liberty Stadium, this property is well-suited to growing families, first-time buyers, or savvy investors.

Early viewing is highly recommended to fully appreciate the space, potential, and convenient location this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception 1

14'2" (into bay) x 12'11" (max)
(4.33 (into bay) x 3.95 (max))

Reception 2

11'8" x 10'1" (3.56 x 3.08)

Kitchen/Dining Room

18'5" (max) x 16'11" (max) (5.63
(max) x 5.16 (max))

Bathroom

Inner Hallway



First Floor

Landing

Bedroom 2

16'3" x 11'6" (4.96 x 3.52)

Bedroom 3

12'5" x 9'6" (3.80 x 2.92)

Bedroom 4

11'8" x 10'2" (3.57 x 3.11)

Bathroom

Second Floor

Bedroom 1

16'4" x 12'0" (4.98 x 3.68)

Wardrobe

10'3" x 3'11" (3.13 x 1.21)

External

Off Road Parking to Front

Garden to Rear

Outbuilding

9'2" x 7'1" (2.80 x 2.17)

Tenure - Freehold

Council Tax Band - D

EPC-E

Services

Mains Gas & Electric
Mains Sewerage

"Broadband - The current supplier is Virgin.

"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.

