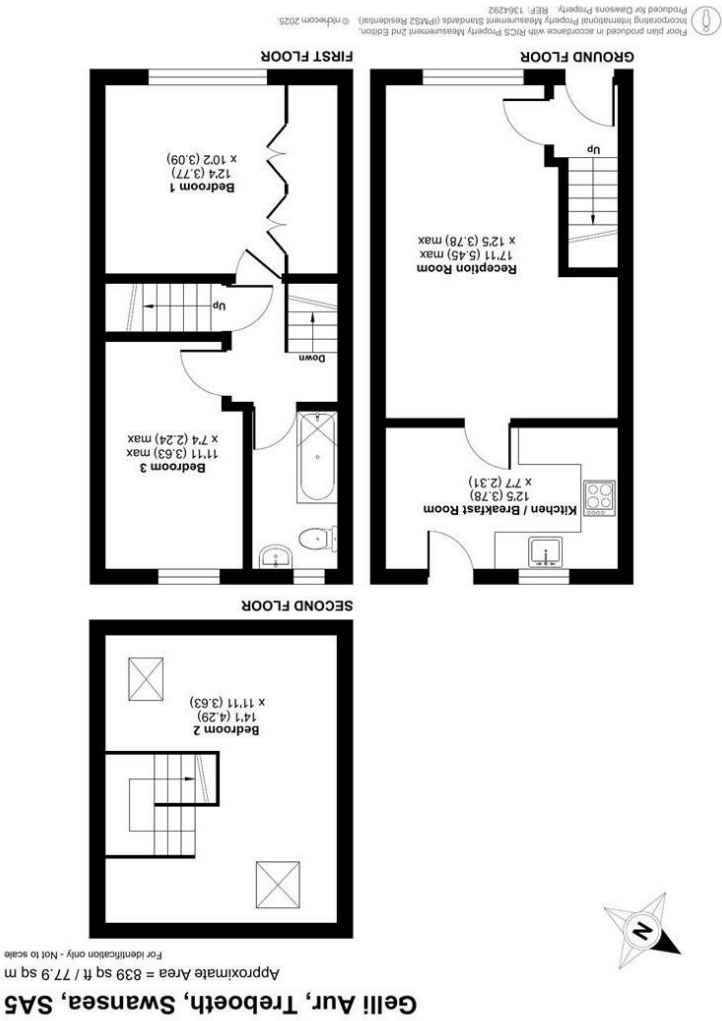
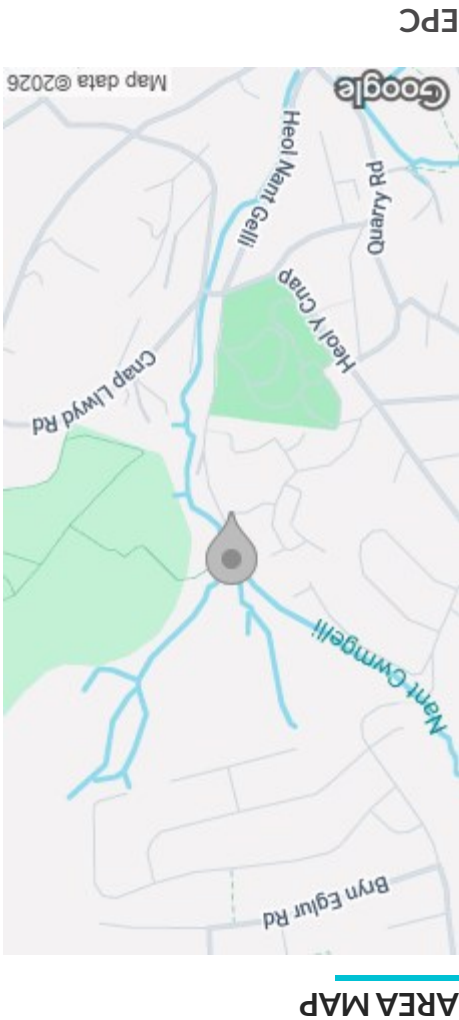


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



AREA MAP



94 Gelli Aur

Treboeth, Swansea, SA5 9DG

Offers Over £180,000

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GENERAL INFORMATION

Located in the charming area of Gelli Aur, Treboeth, Swansea, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families, couples, or individuals seeking a cosy home. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away. The modern bathroom is designed for both functionality and style, catering to your everyday needs.

Step outside to discover the enclosed rear garden, a perfect retreat for outdoor activities, gardening, or simply enjoying a quiet moment in the fresh air.

Conveniently located, this property is close to local amenities, ensuring that you have easy access to shops, schools, and other essential services. Furthermore, the excellent transport links to the M4 and Swansea city centre make commuting a breeze.

FULL DESCRIPTION

Entrance

Reception Room  
17'11 max x 12'5 max (5.46m max x 3.78m max)

Kitchen/Breakfast Room  
12'5 x 7'7 (3.78m x 2.31m)

First Floor

Landing



Bedroom One  
12'4 x 10'2 (3.76m x 3.10m)

Bedroom Three  
11'11 max x 7'4 max (3.63m max x 2.24m max)

Bathroom



Second Floor

Bedroom Two  
14'1 x 11'11 (4.29m x 3.63m)

External

Council Tax Band  
C

EPC  
C

Tenure  
Freehold

Services  
Mains electricity, gas, water (metered) and sewerage. Broadband - The current supplier is Sky. Mobile - There are no known issues with mobile coverage using the vendor's current supplier, 3. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

