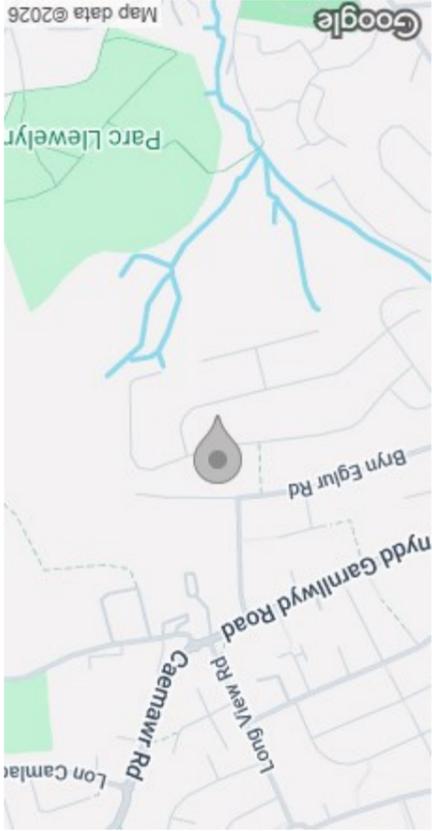


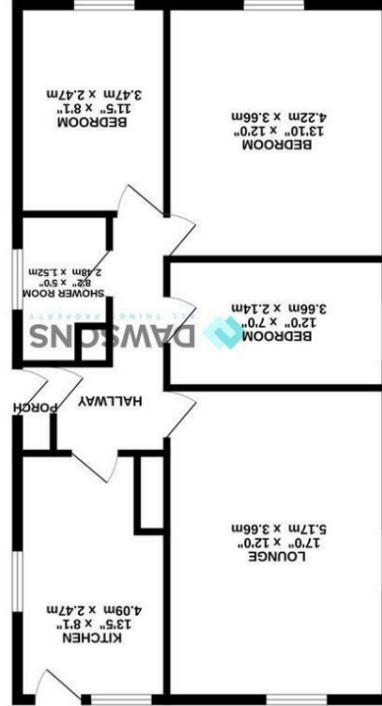
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Visit every room in the home to ensure the accuracy of the description and measurements. Measurements are approximate. This plan is a guide only and should not be used as a guide to the actual dimensions of the property. The plan is a guide only and should not be used as a guide to the actual dimensions of the property. The plan is a guide only and should not be used as a guide to the actual dimensions of the property.

EPC



AREA MAP



GROUND FLOOR  
 761 sq.ft. (70.7 sq.m.) approx.

FLOOR PLAN



50 Gelli Gwyn Road  
 Treboeth, Swansea, SA6 7PR  
 Offers Over £190,000



## GENERAL INFORMATION

\*\* Offers Over £190,000 \*\*

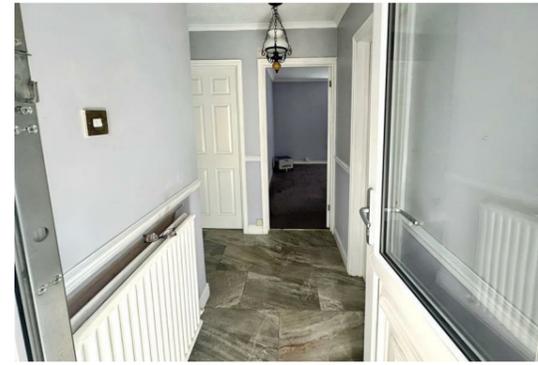
Situated on the charming Gelli Gwyn Road in Treboeth, Swansea, this delightful detached bungalow offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Benefitting from a new boiler which was installed in January 2025.

The low maintenance garden is a particular highlight, offering a serene outdoor space without the burden of extensive upkeep. This makes it an excellent choice for those who wish to enjoy their garden without the hassle of constant maintenance.

Parking is a breeze with space available for up to three vehicles, ensuring that you and your guests will never be short of parking options.

The property is conveniently located close to local amenities, making daily errands and leisure activities easily accessible. The great transport links to the M4 make commuting a breeze, allowing



## FULL DESCRIPTION

### Entrance



### Porch

### Hallway

### Shower Room

8'2 x 5'0 (2.49m x 1.52m)



### Bedroom Two

11'5 x 8'1 (3.48m x 2.46m)

### Bedroom One

13'10 x 12'0 (4.22m x 3.66m)



### Bedroom Three

12' x 7'0 (3.66m x 2.13m)

### Lounge

17'0 x 12'0 (5.18m x 3.66m)

### Kitchen

13'5 x 8'1 (4.09m x 2.46m)



### External

### Parking

Driveway

### Council Tax Band

D

### EPC

D

### Tenure

Freehold

### Services

Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

