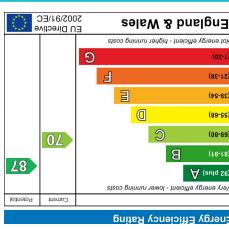
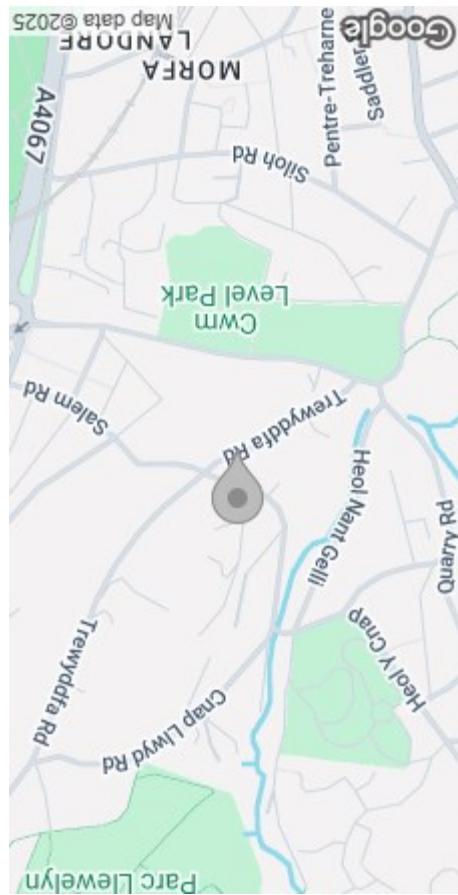




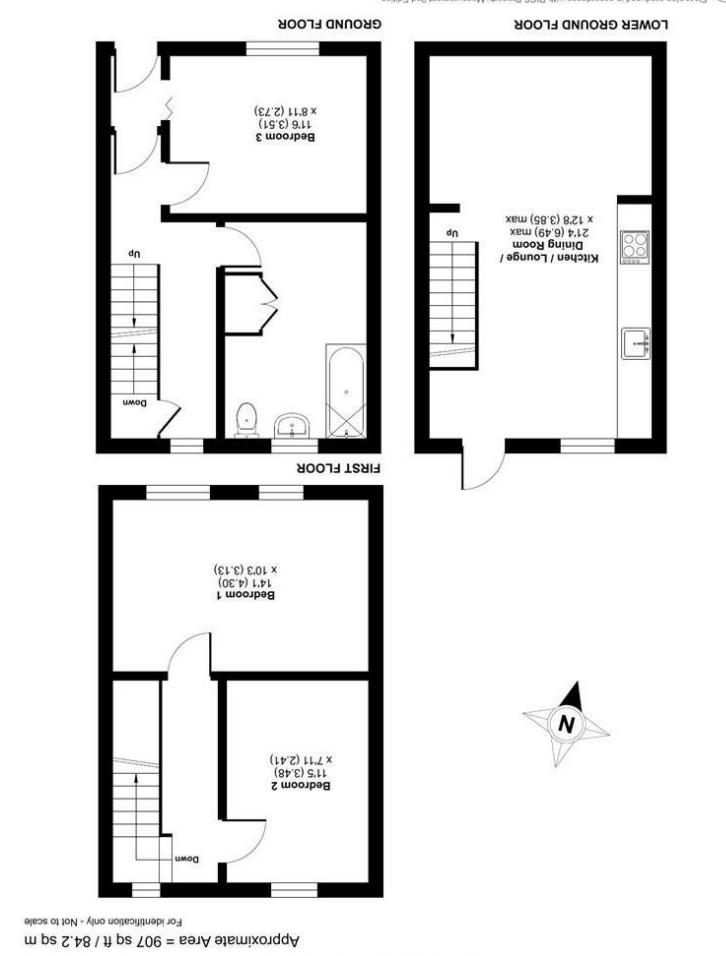
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Trewyddfa Road, Plasmari, Swansea, SA6

FLOOR PLAN



58 Trewyddfa Road  
Plasmari, Swansea, SA6 8NL  
Offers Around £145,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Situated on Treyyddfa Road in the vibrant area of Plasmari, Swansea, this charming property offers a delightful living experience spread over three well-designed floors. With three spacious bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The reception room is inviting and well-presented, providing a comfortable area for relaxation and entertaining. One of the standout features is the low maintenance rear garden, which offers a serene outdoor space for enjoying the fresh air without the burden of extensive upkeep. This garden is ideal for those who appreciate outdoor living but prefer to spend their time enjoying it rather than maintaining it. Location is key, and this property does not disappoint. It benefits from excellent transport links to the M4, making commuting to nearby cities and regions straightforward and efficient. Whether you are heading to work or exploring the beautiful surroundings of Swansea, you will find that accessibility is a significant advantage of this home.



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Bedroom Three

11'6 x 8'11 (3.51m x 2.72m)



#### Lower Ground Floor

#### Kitchen/Lounge/Dining Room

21'4 max x 12'8 max (6.50m max x 3.86m max)



### First Floor

#### Bedroom One

14'1 x 10'3 (4.29m x 3.12m)

#### Bedroom Two

11'5 x 7'11 (3.48m x 2.41m)

### External

#### Council Tax Band

B

#### EPC

C

#### Tenure

Freehold

#### Services

Mains electricity, gas and water. 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.

