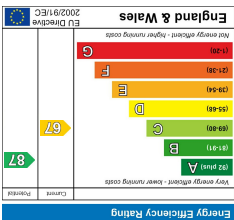


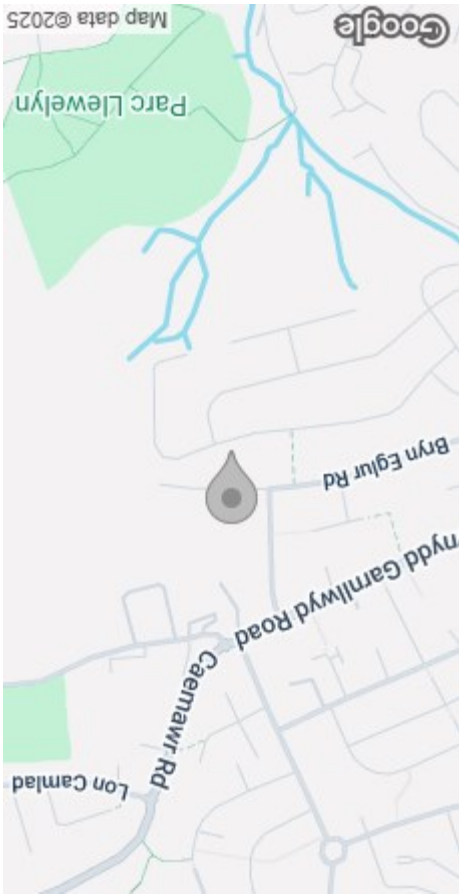
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission or misstatement. 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.

Made with Mapbox ©2025



EPC



AREA MAP



GENERAL INFORMATION

Situated on Gellifawr Road in the charming area of Treboeth, Swansea, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home.

The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room is perfect for relaxation and entertaining, providing a warm and welcoming atmosphere. The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply unwinding while taking in the lovely views that stretch beyond.

Convenience is key, and this property benefits from great transport links to the M4, making commuting to nearby cities and towns a breeze. Additionally, the absence of a chain means a smoother and quicker transaction process, allowing you to settle into your new home without unnecessary delays.

FULL DESCRIPTION

Entrance

Hall

Lounge
18'2 x 13'7 (5.54m x 4.14m)

Kitchen/Breakfast Room
13'7 x 8'0 (4.14m x 2.44m)

First Floor

Landing



Bedroom One
13'2 max x 10'1 (4.01m max x 3.07m)

Bedroom Two
11'9 x 7'6 (3.58m x 2.29m)

Bathroom

External

Parking

Council Tax Band

EPC

Tenure

Services
Mains electricity, gas, water (metered) and sewerage.
Broadband currently supplied by Virgin Media.
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.

