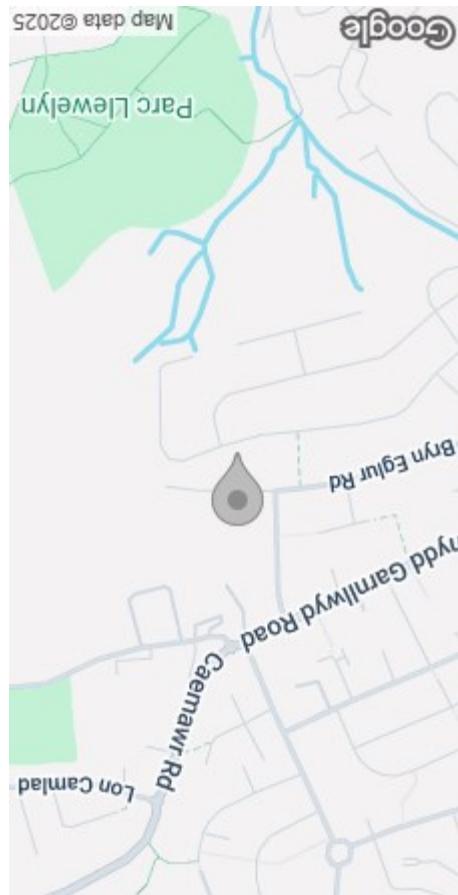


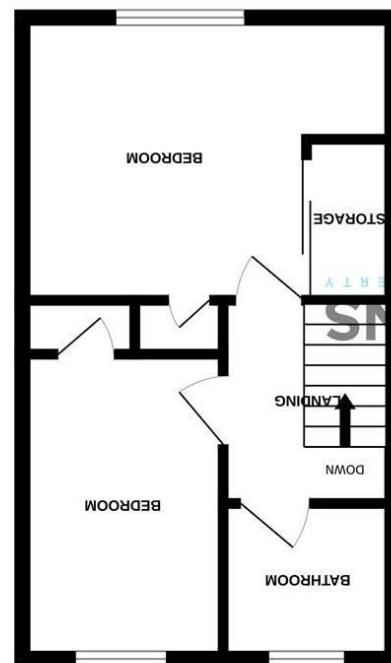
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every effort has been made to ensure the accuracy of the specific details herein, no guarantee is given and no liability is taken for any errors or omissions of mis-statements. The plan is for illustrative purposes only and no guarantee is given that the actual dimensions or areas shown have not been tested and no guarantee is given to the accuracy of the dimensions or areas shown. The plan should be used as a guide only.

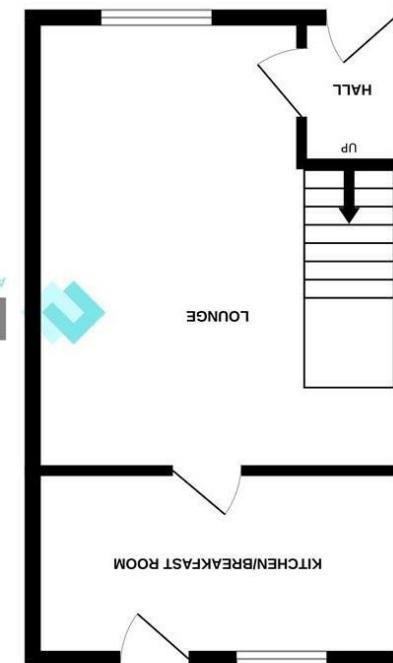
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



48 Gellifawr Road
Morriston, Swansea, SA6 7PW
Asking Price £150,000



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

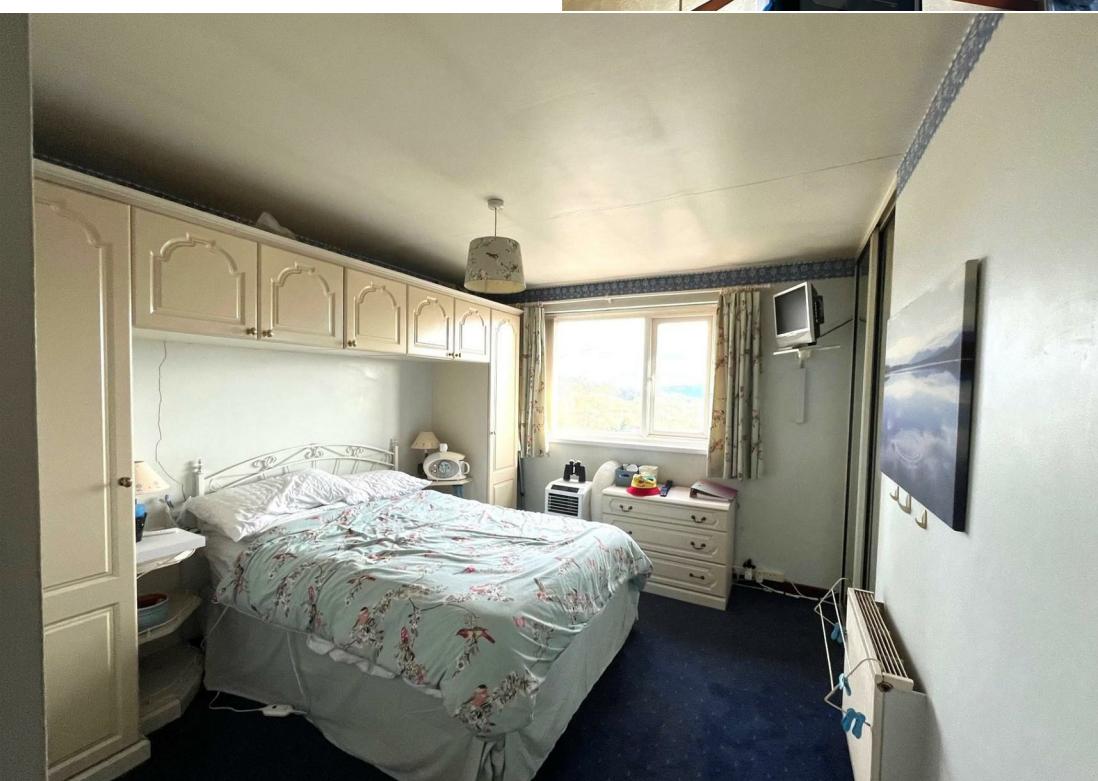
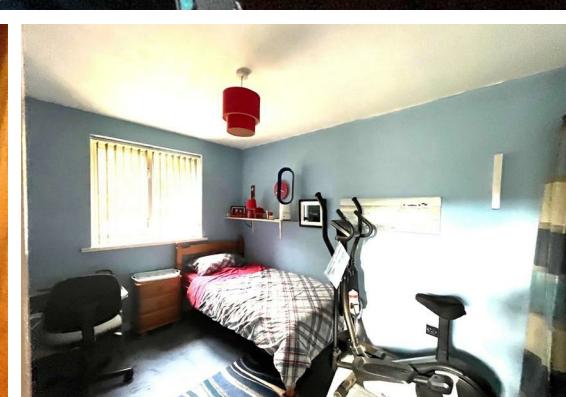
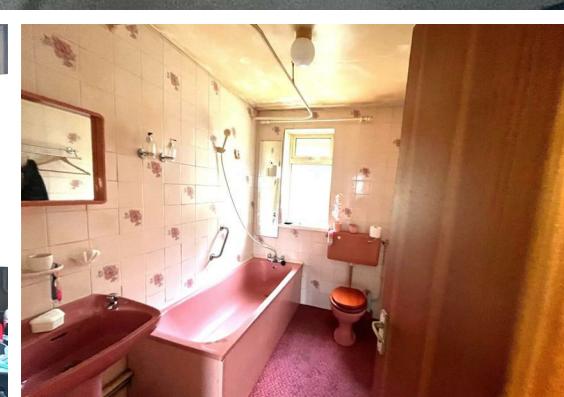
18'2 x 13'7 (5.54m x 4.14m)

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.