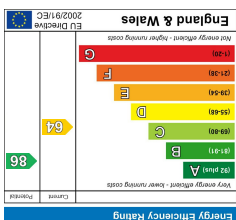




TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.



This floor plan shows a 3-bedroom house with a swimming pool and a large porch. The layout includes:

- Bedroom 1 (Top Left):** 13'10" x 12'0" (4.22m x 3.66m)
- Bedroom 2 (Top Right):** 11'5" x 8'1" (3.47m x 2.47m)
- Bedroom 3 (Middle Right):** 12'0" x 7'0" (3.66m x 2.14m)
- Bathroom:** 5'2" x 5'0" (1.57m x 1.52m)
- Shower Room:** 5'2" x 5'0" (1.57m x 1.52m)
- Hallway:** Connects the bedrooms, bathroom, and shower room.
- Porch:** A large outdoor area with a swimming pool and a hot tub.
- Kitchen:** 13'5" x 8'1" (4.09m x 2.47m)
- Living Area:** 17'0" x 12'0" (5.17m x 3.66m)

The house features a large swimming pool and a hot tub, making it an ideal location for a holiday home.

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

A photograph of a semi-detached house with a brick and pebble-dash exterior. The house has two windows with white frames and a small front garden with a brick wall and a large pink bush. A 'DAWSONS FOR SALE' sign is visible in the garden. The house is surrounded by other similar properties and a paved road.



DAWSONS
ALL THINGS PROPERTY

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.

