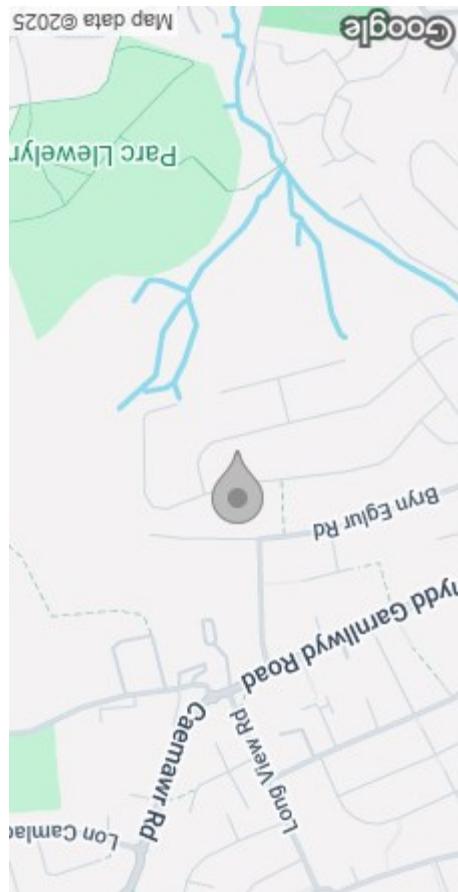
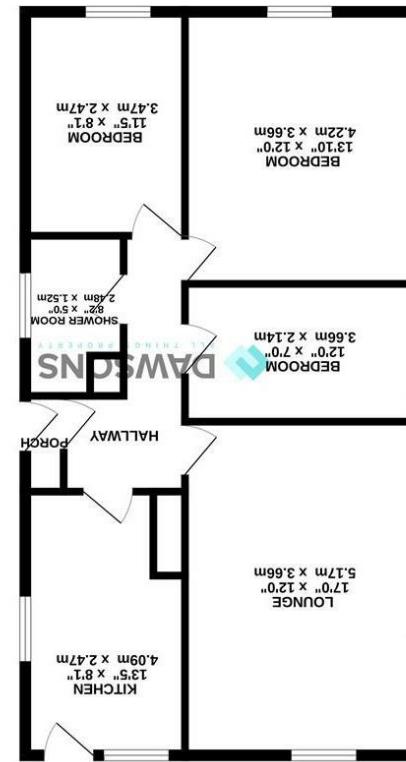


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract; individual purchases should not rely on them as representations by themselves by inspection of fact, but must satisfy the customer as to their accuracy. No person in this firm's employment has the authority to make or give any representation of warranty in respect of the property.

EPC



AREA MAP



61 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. Benefiting 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



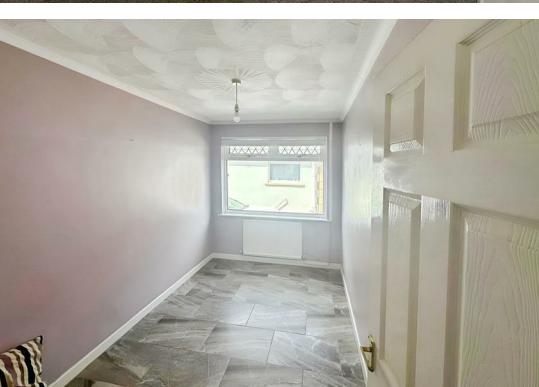
Shower Room
8'2 x 5'0 (2.49m x 1.52m)

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.

