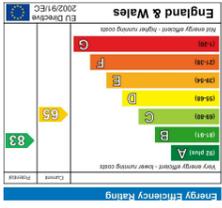


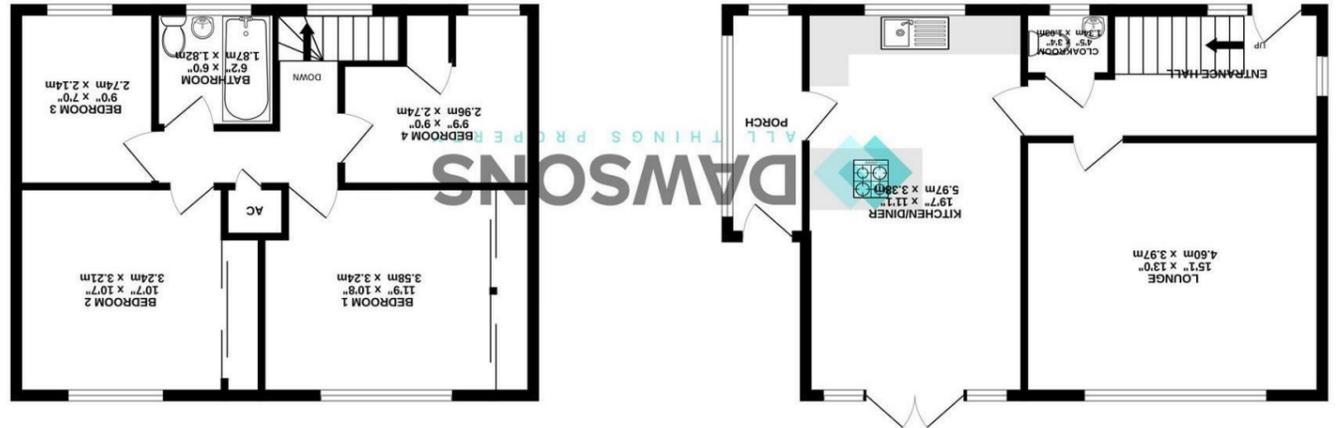
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EPC



AREA MAP



1ST FLOOR
 513 sq.ft. (47.7 sq.m.) approx.

GROUND FLOOR
 559 sq.ft. (51.9 sq.m.) approx.

TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operating or efficiency can be given.
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FLOOR PLAN



17 Heol Treffynnon
 Parc Gwernfadog, Swansea, SA6 6SE
 Asking Price £350,000



GENERAL INFORMATION

Situated in the desirable area of Heol Treffynnon, Parc Gwernfadog, Swansea, this beautifully presented property offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families or those seeking extra space. The reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts a well-maintained enclosed rear garden, offering a private outdoor space for children to play or for hosting summer barbecues. Additionally, the driveway and garage provide ample parking, ensuring that you will never be short of space for your vehicles.

Location is key, and this home is ideally situated close to local amenities, making daily errands a breeze. The proximity to the DVLA and Morriston Hospital adds to the appeal, particularly for professionals working in these institutions. Furthermore, excellent transport links to the M4 make commuting to nearby cities and regions straightforward and efficient.

This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this delightful residence your own.

FULL DESCRIPTION

Entrance

Cloakroom

4'5 x 3'4 (1.35m x 1.02m)

Lounge

15'1 x 13'0 (4.60m x 3.96m)

Kitchen/Diner

19'7 x 11'1 (5.97m x 3.38m)

Porch

First Floor



Landing

Bedroom One

11'9 x 10'8 (3.58m x 3.25m)

Bedroom Two

10'7 x 10'7 (3.23m x 3.23m)

Bedroom Three

9'0 x 7'0 (2.74m x 2.13m)

Bedroom Four

9'9 x 9'0 (2.97m x 2.74m)

External

Parking

Driveway and garage

Council Tax Band

D

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water (billed) and sewerage.
Broadband - The current supplier is Sky.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

