



Heol Fach, Treboeth Swansea

£195,000

- Three Bedroom Semi Detached Home
- No Onward Chain
- Council Tax: C / EPC: D
- Lounge and Separate Dining Room



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 **peter
alan**

01792 641481
swansea@peteralan.co.uk



About the property

Situated in the sought-after area of Treboeth, Heol Fach presents a fantastic opportunity to acquire a spacious three-bedroom family home with no onward chain.

The ground floor offers versatile living accommodation, including a comfortable lounge, a separate dining room ideal for entertaining, and a fitted kitchen with access into a bright conservatory. The conservatory benefits from patio doors leading out to a generous rear garden, making it a great space for relaxing or hosting in the warmer months.

Upstairs, the property comprises three well-proportioned bedrooms along with a family bathroom and the added convenience of a separate WC.

Externally, the home benefits from a driveway to the front and a large rear garden offering plenty of potential for landscaping or extension (subject to the necessary permissions).

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

13' 11" x 11' 6" (4.24m x 3.51m)

Dining Room

12' 4" x 10' 4" (3.76m x 3.15m)

Kitchen

Conservatory

13' x 8' 8" (3.96m x 2.64m)

Bedroom 1

13' 11" x 10' 4" (4.24m x 3.15m)

Bedroom 2

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom 3

8' 11" x 6' 9" (2.72m x 2.06m)

Bathroom

W/C