



Selling with us

Property Details Approval Form

106 Roger Street,
Treboeth, Swansea, West
Glamorgan, Wales, SA5 9AR

Date: 07 August 2026

Property Ref and Version: SWN308965 - 0004

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

offers in excess of £250,000

Tenure: Freehold

Key Features

- Exceptional Detached Bungalow
- Driveways to The Front And Rear of The Property
- Modern Throughout
- Outbuilding with Attic Room
- Two Generous Size Bedrooms
- Close to DVLA, Morriston Hospital and the M4 Corridor
- EPC Rating: D

Short Description

Immaculately presented and lovingly maintained by the current owner, this exceptional two-bedroom detached bungalow is situated in the popular residential area of Treboeth, offering excellent access to the M4, Swansea city centre and a wide range of local amenities. Must see photos

Long Description

This exceptional two bedroom detached bungalow is well presented throughout and ready to move straight into, this is a wonderful bungalow that combines generous living accommodation with superb outdoor space in a convenient location. Early viewing is highly recommended.

The bungalow boasts two generously sized bedrooms, both kitchen and family bathroom are modern. the reception room adds that little extra character with its fitted and fully working wood burning fire

Externally, the property continues to impress. To the front is a driveway providing off-road parking, while the generous, sunny rear garden has been designed with families and entertaining in mind. Featuring multiple seating and patio areas, a well-maintained lawn, a substantial outbuilding/workshop loft conversion, and a fantastic summer house with electricity connected, this outdoor space offers endless possibilities for relaxing, hobbies or working from home.

The bungalow is located close to local schools and amenities. The DVLA, Morriston Hospital and the M4 corridor while Swansea City centre is accessible by car or local transport

Directions

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Agent Note

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Room Description

Hallway

Living Room

12' 7" x 11' 5" (3.84m x 3.48m)

Kitchen

Irregular Shaped Room 11' 10" x 6' 6" (3.61m x 1.98m)

Bathroom

8' 9" x 4' 9" (2.67m x 1.45m)

Hallway

Bedroom 1

13' 11" x 11' 11" (4.24m x 3.63m)

Bedroom 2

12' x 12' (3.66m x 3.66m)

Bedroom 3

12' 1" x 12' (3.68m x 3.66m)

Garage

Irregular Shaped Room 31' x 15' 8" (9.45m x 4.78m)

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Property Images

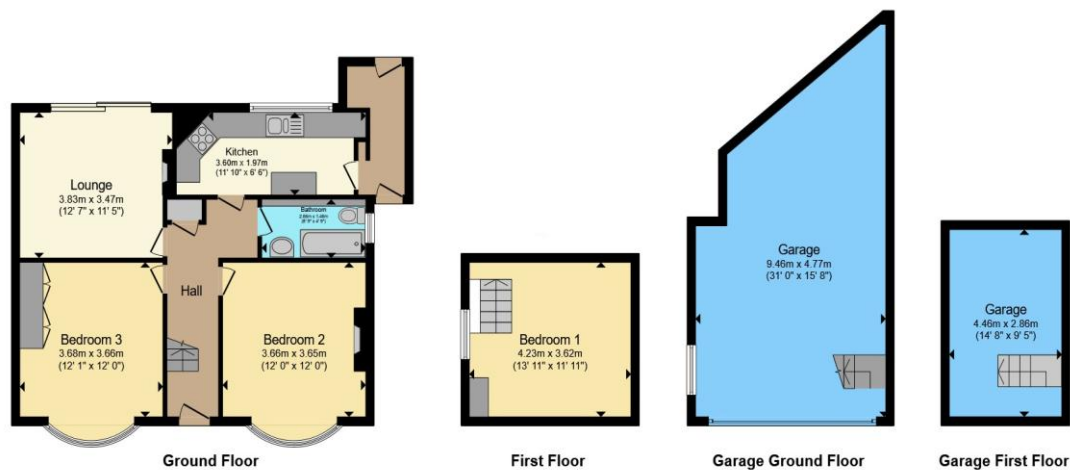


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Floor Plan



Total floor area 133.2 m² (1,434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature Date

Nicky Price		
Mr A. Morgans		