



Selling with us

Property Details Approval Form

37 Pentrechwyth Road,
Pentrechwyth, SWANSEA, West
Glamorgan, Wales, SA1 7AA

Date: 17 August 2026

Property Ref and Version: SWN308981 - 0009

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

£140,000

Tenure: Freehold

Key Features

- Open Plan Kitchen
- Downstairs Shower Room with WC
- 3 Bedrooms
- Rear Garden
- EPC Rating: Awaiting

Short Description

Step inside to discover a welcoming open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The property also features a convenient downstairs shower room, adding to the practical layout. Double doors at the rear lead out to a generously sized, enclosed garden.

Long Description

Located in Pentrechwyth, Swansea, this impressive mid-terraced house is ready to welcome its new owners. Boasting three bedrooms, the property is ideal for families, first-time buyers, or those seeking a modern and spacious home within easy reach of all local amenities.

Step inside to discover a welcoming open-plan kitchen and dining area, perfect for entertaining or enjoying family meals. The property also features a convenient downstairs shower room, adding to the practical layout. Double doors at the rear lead out to a generously sized, enclosed garden—an excellent space for children to play, family barbecues, or simply unwinding in a private outdoor setting.

Close by, you'll find the picturesque Swansea Canal and the renowned Liberty Stadium, home to top sporting events and concerts. Shopping enthusiasts are well-catered for with Morfa Retail Park just a few minutes away, offering a wide range of high street stores, supermarkets, and dining options. Excellent transport links provide easy access to Swansea University, the beautiful Swansea Bay beachfront, and the M4 for commuting.

Directions

Agent Note

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Room Description

Entrance Hallway

Lounge

21' 6" x 16' 7" (6.55m x 5.05m)

Kitchen

15' 8" x 9' 7" (4.78m x 2.92m)

Shower Room

6' 11" x 5' 11" (2.11m x 1.80m)

Bedroom 1

15' 3" x 9' 10" (4.65m x 3.00m)

Bedroom 2

11' 5" x 8' 10" (3.48m x 2.69m)

Bedroom 3

8' 1" x 7' 7" (2.46m x 2.31m)

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Room Description

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Property Images

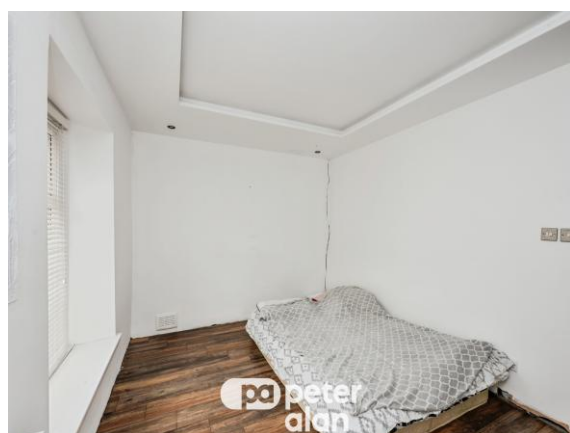
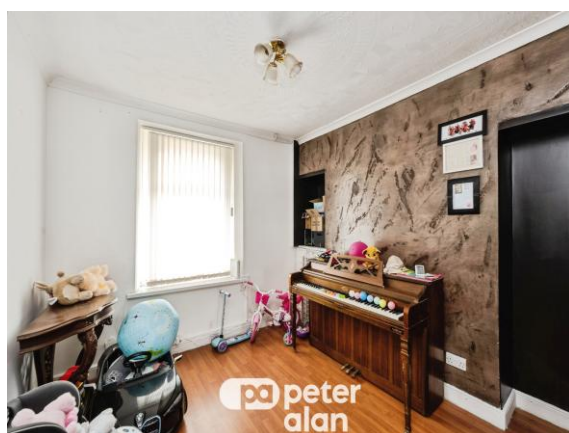


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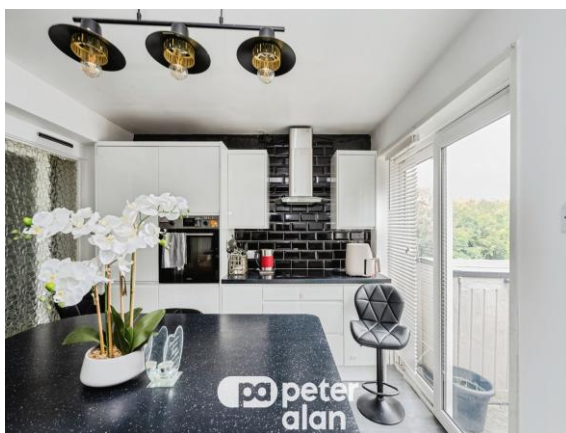


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Floor Plan



Total floor area 86.7 m² (933 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
Marc Hopkins	M HOPKINS	17/8/26
Mr M.B. Szpytman		