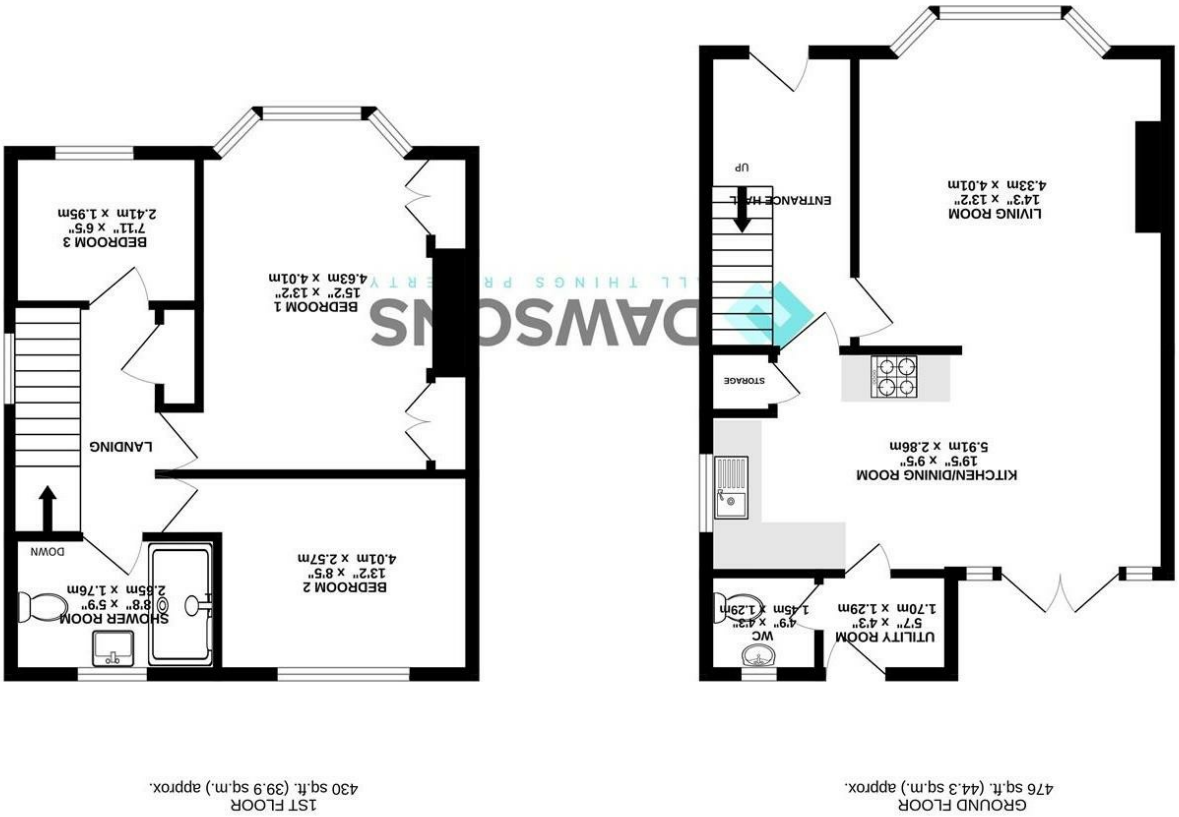


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

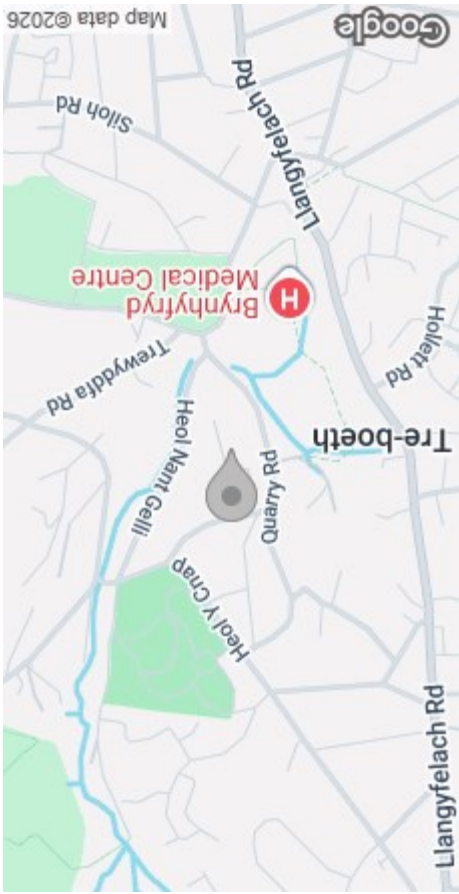
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

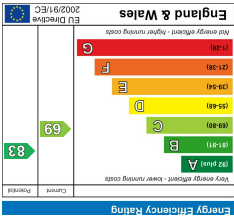


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Situated on Peniel Road in Treboeth, this lovely three-bedroom semi-detached property offers a warm and homely feel from the moment you step through the front door.

The welcoming entrance leads through to a fantastic open-plan kitchen/diner, creating a wonderful space for family life and entertaining. The kitchen/diner also benefits from double doors opening out onto the rear garden, allowing plenty of natural light into the space and providing a great connection between the indoor and outdoor areas.

The property also boasts a family-sized lounge, offering the perfect place to relax and unwind.

There is a convenient downstairs WC along with a separate utility space, providing excellent additional practicality and storage.

To the first floor, you will find three well-proportioned bedrooms along with the main family bathroom. The master bedroom benefits from a lovely bay window, allowing plenty of natural light into the room, as well as a fitted wardrobe providing useful storage.

Externally, the property benefits from off-road parking for up to three vehicles, along with side access to the rear garden.

FULL DESCRIPTION

Ground Floor

Entrance Hall

Living Room
14'2" x 13'1" (4.33 x 4.01)

Kitchen/Dining
19'4" x 9'4" (5.91 x 2.86)

Utility Room

Cloakroom

First Floor



Landing

Bedroom 1
15'2" x 13'1" (4.63 x 4.01)

Bedroom 2
13'1" x 8'5" (4.01 x 2.57)

Bedroom 3
7'10" x 6'4" (2.41 x 1.95)

Shower Room

External

Tenure
Freehold

EPC
C

Council Tax Band
C

Services

Mains electricity, gas, water (metered) and sewerage. Broadband - The current supplier is Virgin Media. 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.

