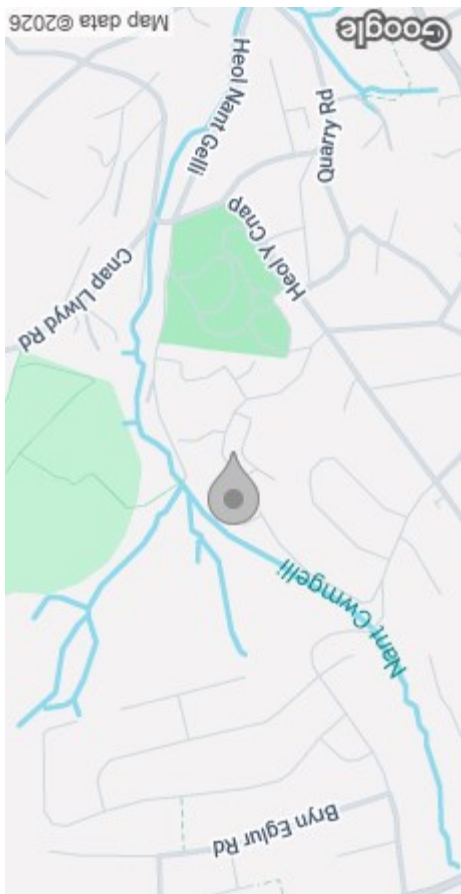
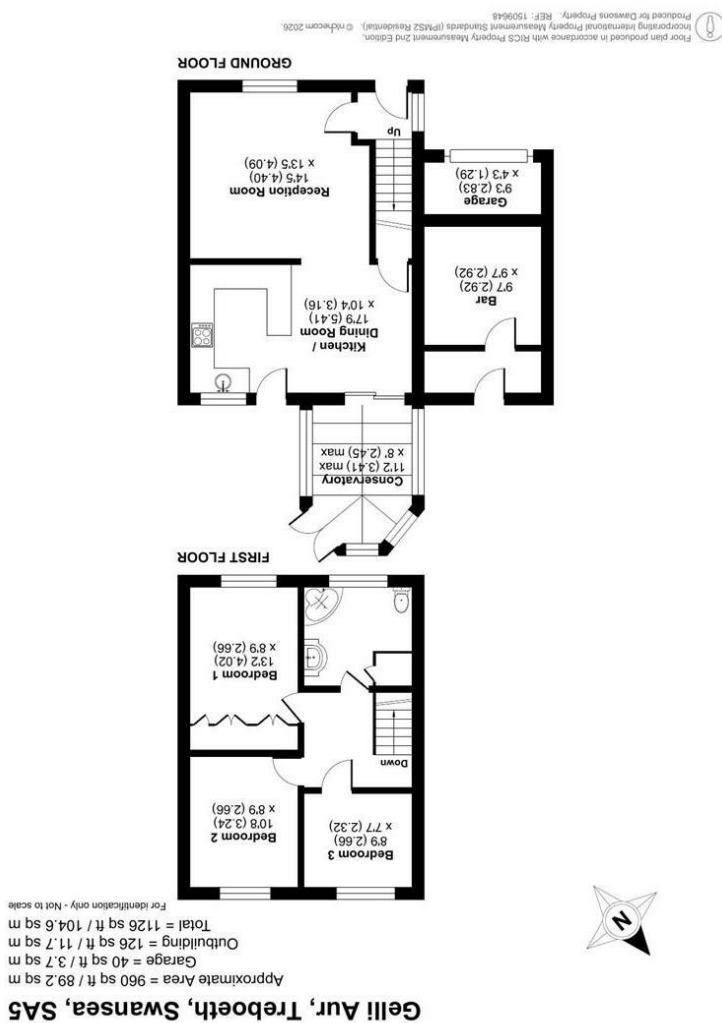


EPC



AREA MAP



FLOOR PLAN



31 Gelli Aur

Treboeth, Swansea, SA5 9DF

Offers Over £260,000



GENERAL INFORMATION

Located in the charming area of Gelli Aur, Treboeth, Swansea, this beautifully presented link detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room that flows seamlessly into a fitted kitchen, which is open to a delightful dining area. This space leads to a bright conservatory, perfect for enjoying the garden views throughout the year.

The low maintenance enclosed rear garden is a standout feature, complete with a bar, making it an excellent spot for entertaining friends and family during the warmer months. Additionally, the property boasts a driveway and a garage, providing ample parking and storage options.

Situated close to local amenities, this home is conveniently located near the DVLA and Morriston Hospital, making it ideal for professionals working in these areas. The excellent transport links to Swansea city centre and the M4 ensure that commuting is a breeze, allowing for easy access to all that the region has to offer.

This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this delightful house your new home.

FULL DESCRIPTION

Entrance

Hallway

Reception Room
14'5 x 13'5 (4.39m x 4.09m)

Kitchen/Dining Room
17'9 x 10'4 (5.41m x 3.15m)

Conservatory
112'2 max x 8'0 max (34.19m max x 2.44m max)

First Floor

Landing



Bedroom One
13'2 x 8'9 (4.01m x 2.67m)

Bedroom Two
10'8 x 8'9 (3.25m x 2.67m)

Bedroom Three
8'9 x 7'7 (2.67m x 2.31m)



Bathroom

External

Bar
9'7 x 9'7 (2.92m x 2.92m)

Parking
Driveway and garage.

Council Tax Band
D

EPC
C

Tenure
Freehold

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

