



Selling with us

Property Details Approval Form

42 Conway Road, Penlan,
Swansea, West Glamorgan,
Wales, SA5 7BA

Date: 22 December 2025

Property Ref and Version: SWN308375 - 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

£130,000

Tenure: Freehold

Key Features

- Four-bedroom residential property
- One reception room
- Family bathroom
- Private driveway with off-road parking
- Scope for modernisation and improvement
- Ideal family home or investment opportunity
- EPC Rating: D

Short Description

A spacious four-bedroom family home on Conway Road, Swansea, offering a driveway and generous living space. Requiring modernisation, this property presents an excellent opportunity for families or investors alike.

Long Description

Situated on the popular Conway Road in Swansea, this four-bedroom property offers well-proportioned accommodation ideal for families or investors seeking a value-add opportunity. The home features a bright reception room, a fitted kitchen, four bedrooms, and a family bathroom.

Externally, the property benefits from a private driveway providing off-road parking. While the property would benefit from modernisation throughout, it offers significant potential to create a comfortable family residence or a strong rental investment in a well-established residential area, conveniently located for local amenities, schools, and transport links.

Directions

Agent Note

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Room Description

Entrance Hallway

Lounge

15' 3" x 11' 5" (4.65m x 3.48m)

Kitchen

12' 2" x 7' 6" (3.71m x 2.29m)

Landing

Bedroom One

10' 10" x 10' 9" (3.30m x 3.28m)

Bedroom Two

14' 7" x 11' 5" (4.45m x 3.48m)

Bedroom Three

10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Four

11' 5" x 10' 11" (3.48m x 3.33m)

Bathroom

5' 9" x 5' 9" (1.75m x 1.75m)

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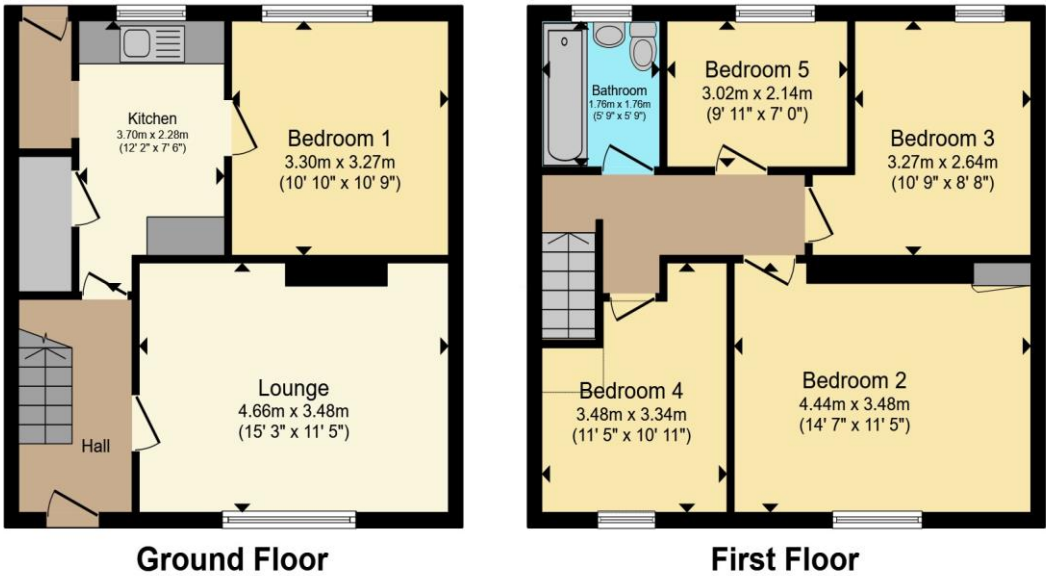
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Floor Plan



Total floor area 94.1 m² (1,013 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
Alysha Hughes	A HUGHES	22/12/2025
Mr V. Mahmood		