



12 Clifton Court, Treboeth, Swansea, SA5 7DT

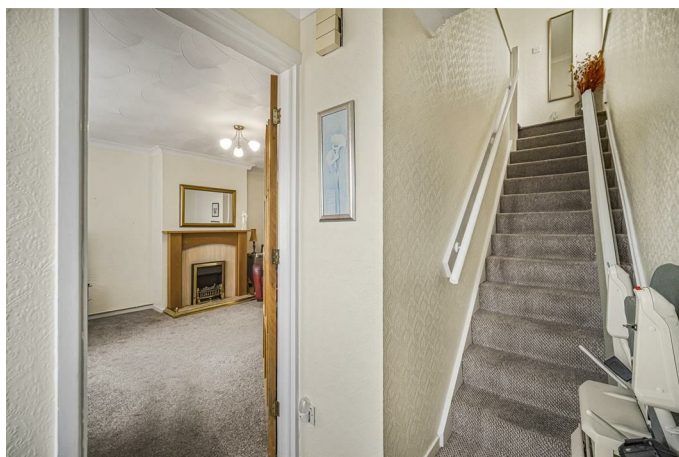
Offers Over £170,000

Offered for sale with No Chain, this three bedroom semi-detached home is situated in a quiet cul-de-sac within a popular residential area of Treboeth, Swansea, making it an ideal purchase for families and first time buyers. The ground floor accommodation comprises an entrance hall leading into a bright lounge, which flows openly into the dining area, creating a spacious and versatile living space. The dining area continues through to a conservatory, providing additional living accommodation with views over the rear garden. The kitchen also leads off the dining area and benefits from access to a side porch with a WC. To the first floor are three bedrooms along with a wet room. Externally, to the front of the property there is a block paved driveway providing off-road parking, along with a low-maintenance gravelled and paved garden. Gated side access leads through to the rear. The enclosed rear garden is thoughtfully arranged with a paved seating area, steps rising to a further patio, and additional gravelled sections complemented by a range of shrubs. A block-built garden shed provides useful storage. Conveniently located close to local amenities, schools, shops, and transport links, the property also offers excellent access to Swansea City Centre, Morriston Hospital, and the M4, making it well placed for everyday convenience and commuting.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, staircase to first floor, radiator.

Lounge 12'4" x 13'2" (3.77m x 4.01m)



The lounge is a bright and welcoming space, featuring a double glazed bay window to the front that allows for plenty of natural light. A coal effect electric fire set within an attractive surround creates a cosy focal point and a radiator. The room flows seamlessly into the dining area, offering an open plan layout ideal for both everyday living and entertaining.



Dining Area 10'9" x 7'10" (3.28m x 2.39m)



The dining area continues through to a conservatory through the double doors, radiator and a door to the kitchen.

Conservatory



Triple glazed windows to side and rear, double glazed doors to the garden, radiator.

Kitchen 10'9" x 8'3" (3.28m x 2.52m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven and four ring electric hob with extractor hood over, under-stairs storage cupboard, radiator, double glazed window to rear, double glazed door to side porch and WC.



Side Porch

Double glazed door leading to the garden and door to the WC.

WC



Two piece suite comprising a wash hand basin and WC.

First Floor

Landing

Double glazed window to side, access to loft, cupboard with boiler.

Bedroom 1 13'3" x 9'10" (4.03m x 3.00m)



Double glazed window to front, built-in wardrobes, radiator.

Bedroom 2 8'6" x 7'8" (2.58m x 2.34m)



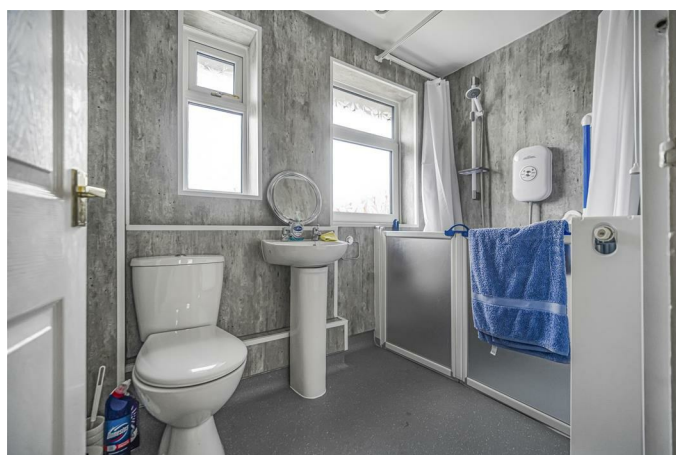
Double glazed window to rear, built-in wardrobes, radiator.

Bedroom 3 8'3" x 6'6" (2.51m x 1.99m)



Double glazed window to front, storage cupboard, radiator.

Wet Room



Three piece suite with comprising, shower area, wash hand basin and WC, Heated towel rail, radiator, two frosted double glazed window to rear.

External



Externally, to the front of the property there is a block paved driveway providing off-road parking, along with a low-maintenance gravelled and paved garden. Gated side access leads through to the rear.

The enclosed rear garden is thoughtfully arranged with a paved seating area, steps rising to a further patio, and additional gravelled sections complemented by a range of shrubs. A block-built garden shed provides useful storage, making the space both practical and easy to maintain.

Rear Garden



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas.

Mains Meter

Parking - Driveway

Mobile coverage -EE Vodafone Three O2

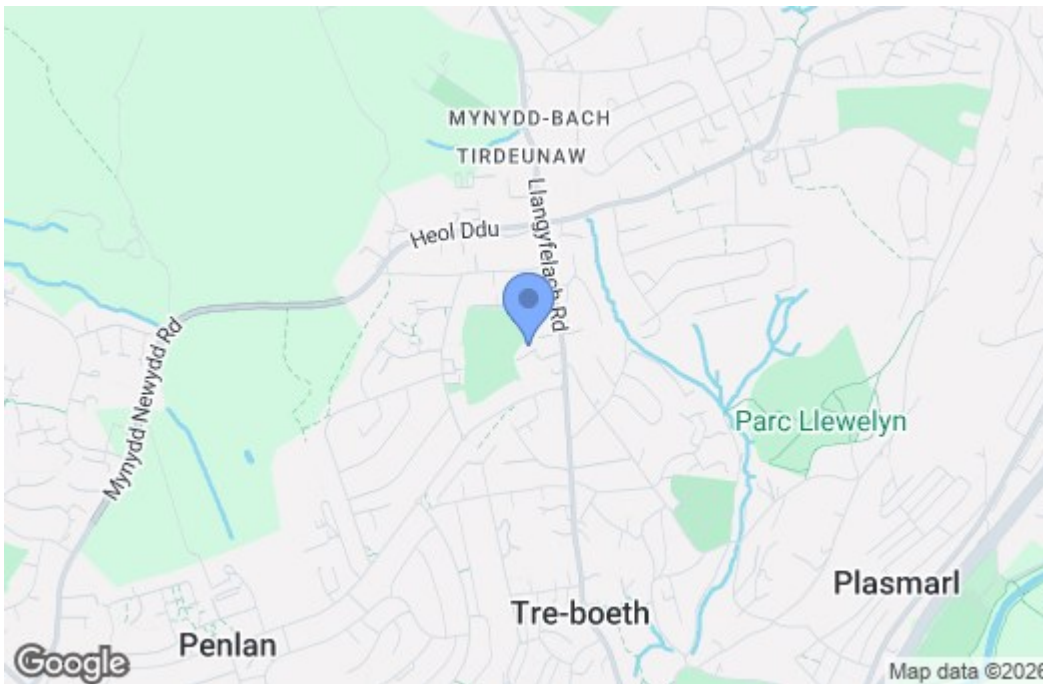
Broadband - Basic 4 Mbps Superfast 55 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

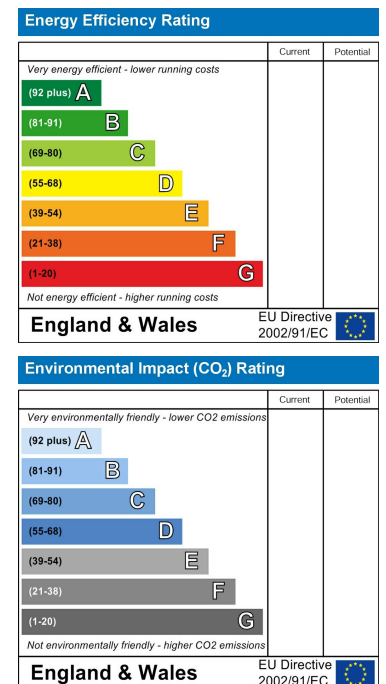
Floor Plan



Area Map



Energy Efficiency Graph



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