

72 Roger Street, Treboeth

Offers Over £215,000

3 1 1



Quote reference DS1317 when enquiring.

An outstanding opportunity to acquire this exceptionally well-presented home, having undergone a comprehensive renovation to a high standard throughout, and now offered to the market with the added benefit of no onward chain.

From the moment you step inside, the property impresses with its fresh, contemporary aesthetic, thoughtfully designed to combine modern style with everyday comfort. The interiors have been carefully updated to create a home that is both elegant and practical, perfectly suited to modern living.

This is a true turn-key property, ideal for buyers seeking a seamless move without the need for further work—simply unpack and enjoy.

Measurements:

Entrance Hallway:

Living Room: 3.18m x 3.76m (10'4ft x 12'3ft)

Kitchen: 3.71m x 3.53m (12'1ft x 11'5ft)

Utility: 2.49m x 2.74m (8'1ft x 8'9ft)

Landing:

Bedroom One: 2.92m x 3.48m (9'5ft x 11'4ft)

Bedroom Two: 2.69m x 3.20m (8'8ft x 10'4ft)

Bathroom: 2.49m x 2.77m (8'1ft x 9ft)

Bedroom Three: 1.91m x 3.18m max (6'2ft x 10'4ft)

External:

The property benefits from a large rear garden bordered with hedgerow and offering an ideal space for enjoying warmer months or creating a private retreat. A side driveway and garage offers off-road parking and storage options, adding everyday convenience.

Situated within the established residential area of Treboeth, this property enjoys a well connected yet community focused setting, appealing to a wide range of buyers. A number of well-regarded schools are located nearby, including Welsh and English-medium options at both primary and secondary level, making the area particularly attractive for families. Residents benefit from a variety of local shops and conveniences within easy reach, while Swansea city centre offers an extensive selection of retail, dining, and leisure facilities just a short drive away.

The property is ideally positioned for commuting, with excellent road links to Swansea city centre and the M4 corridor, regular public transport services nearby and Swansea railway station within convenient driving distance.

Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related

sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

Property Information:

All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

Services:

From time to time, we might recommend third-party services such as mortgages, legal advice, or surveys. In most cases, we don't get any financial incentives for doing this, but there may be a few instances where we do. Rest assured, anyone using a recommended provider won't receive preferential treatment and it won't affect their position or priority over other interested buyers. Their choice is always their own.

Key Features

- Quote reference DS1317 when enquiring.
- No onward chain
- Renovated property
- Ready to move into property
- Modern finish throughout
- Ideal first time buy or investment
- Driveway & Garage
- Spacious rear garden
- Within both English & Welsh medium schools
- Close to amenities & transport routes

