



46 Parkhill Terrace, Treboeth, Swansea, SA5 7DJ

£325,000

Spacious Four Bedroom Detached Dormer Home in a Convenient Family Friendly Location. This delightful detached dormer home enjoying panoramic views to the front aspect, offers approximately 1,270 sq. ft. of versatile living accommodation, making it an excellent choice for growing families seeking both comfort and practicality. Upon entering, you are welcomed by an inviting entrance hall leading to a bright and airy lounge with a spacious kitchen/dining room. The ground floor further comprises two well proportioned bedrooms and a family bathroom. To the first floor, there are two additional generously sized double bedrooms, providing ample space for family members, guests, or home working requirements. Externally, the property benefits from a driveway providing off-road parking and leading to the garage. A well-maintained front lawn, complemented by mature hedging, enhances the property's kerb appeal, while side access leads conveniently to the rear garden. To the rear, there is a generously sized, tiered garden enjoying an elevated position, predominantly laid to lawn and offering ample space for families, children and outdoor entertaining. Ideally situated in the popular residential area of Treboeth, the home is perfectly positioned for families, with a primary school located directly opposite the property. Swansea city centre is just a short drive away, providing an excellent range of shopping, leisure and dining facilities. The property also offers convenient access to the M4 motorway and Morriston Hospital, making it an ideal location for commuters and healthcare professionals alike. Viewing is highly recommended to fully appreciate the space, versatility and excellent location this wonderful family home has to offer.

The Accommodation Comprises

Ground Floor

Hall 4'1" x 10'2" (1.25m x 3.10m)



Entrance door to side with a full height window, storage cupboard, radiator, tiled flooring.

Lounge 17'6" x 13'4" (5.33m x 4.06m)



Double glazed window to front enjoying panoramic views to the front aspect, laminate flooring, staircase to first floor, radiator.



Kitchen/Breakfast Room 15'1" x 6'7" (4.59m x 2.00m)



Fitted with a range of wall and base units with worktop over, stainless steel sink unit. Space for washing machine, tumble dryer, fridge/freezer, built-in electric oven and four ring gas hob with extractor fan. Tiled flooring, radiator, double glazed windows to side and rear, double glazed door to side leading to the rear garden.

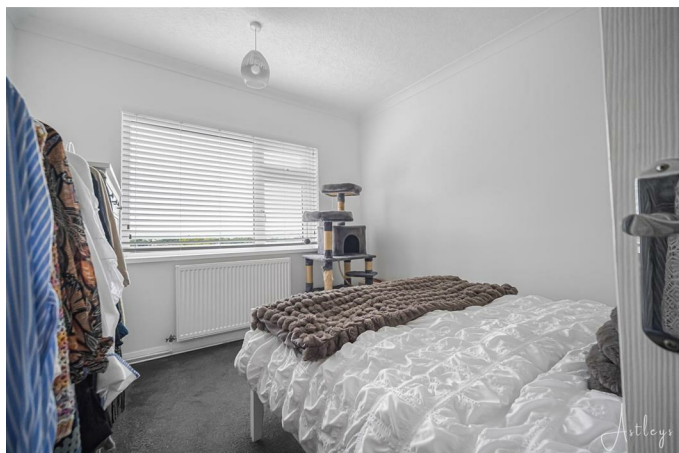


Bedroom 1 12'1" x 13'4" (3.69m x 4.06m)



Double glazed window to rear, radiator.

Bedroom 2 11'3" x 10'2" (3.44m x 3.10m)



Double glazed window to front enjoying views over Swansea, radiator.

Bathroom 6'11" x 5'3" (2.12m x 1.60m)



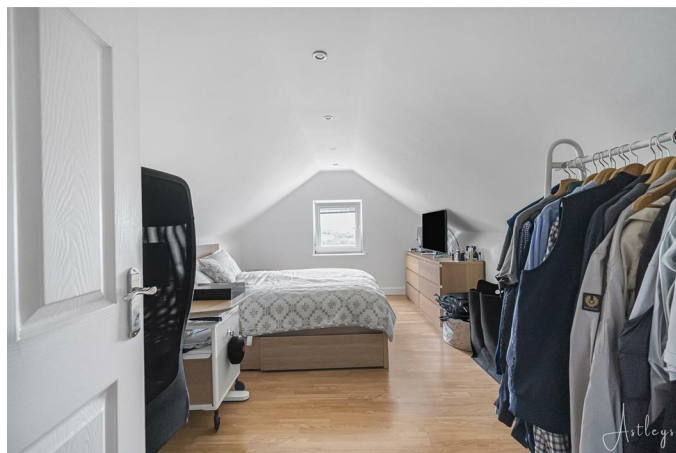
Three piece with comprising, bath with shower over, wash hand basin and W. Tiled walls, radiator, tiled flooring, frosted double glazed window to side.

First Floor

Landing 3'5" x 17'8" (1.03m x 5.38m)

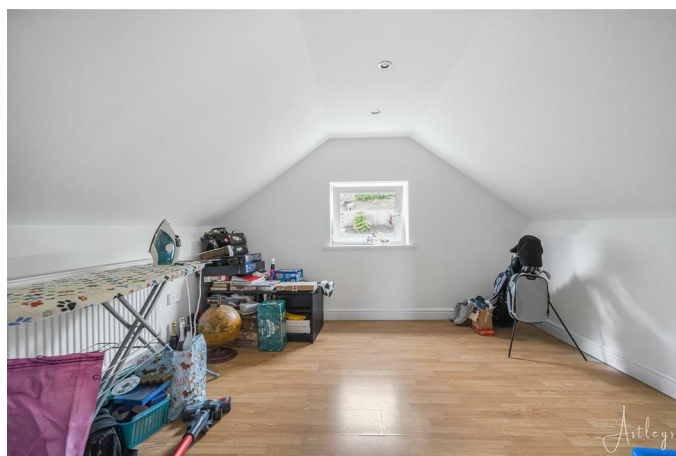
Radiator.

Bedroom 3 16'2" x 11'2" (4.93m x 3.40m)



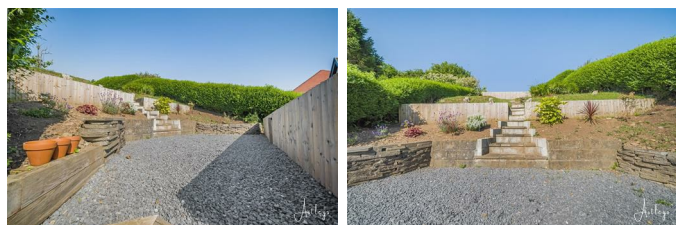
Double glazed window to front, laminate flooring, radiator.

Bedroom 4 11'7" x 11'2" (3.53m x 3.40m)



Double glazed window to rear, laminate flooring, radiator.

External



Externally, the property benefits from a driveway providing off-road parking and leading to the garage. A

well-maintained front lawn, complemented by mature hedging, enhances the property's kerb appeal, while side access leads conveniently to the rear garden.

To the rear, there is a generously sized, tiered garden enjoying an elevated position, predominantly laid to lawn and offering ample space for families, children and outdoor entertaining

Rear Garden



Garage 17'0" x 12'11" (5.18m x 3.93m)

Up and over door.

Agents Note

Tenure - Freehold

Council Tax Band - D

Parking - Driveway & Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains water

Mobile coverage - EE Vodafone Three O2

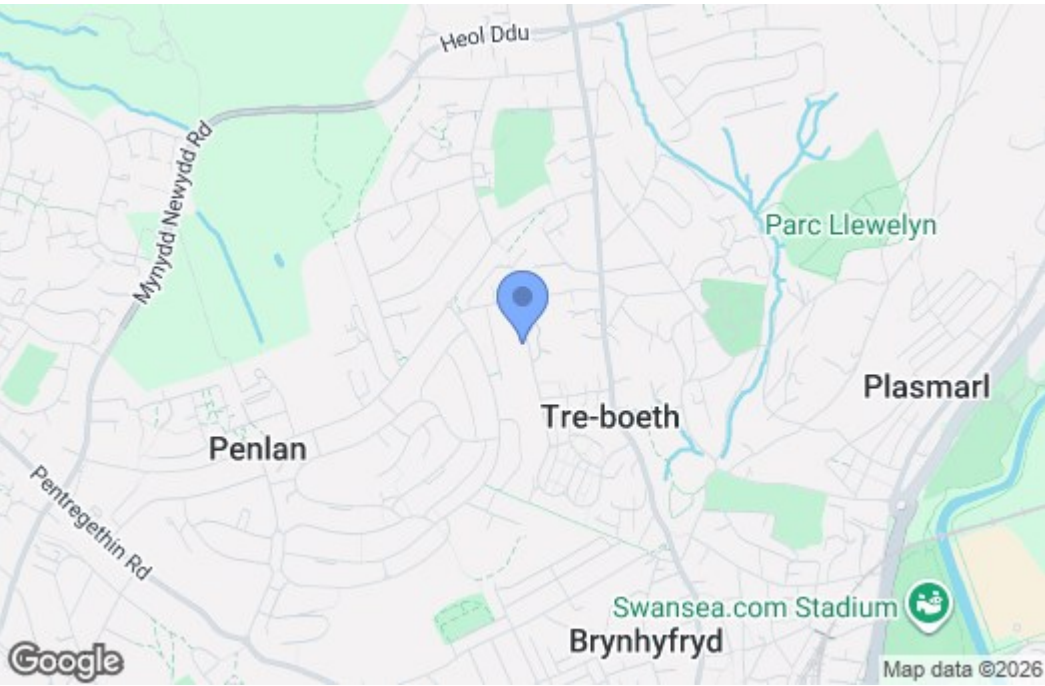
Broadband - Basic 3 Mbps Superfast 41 Mbps Ultrafast
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

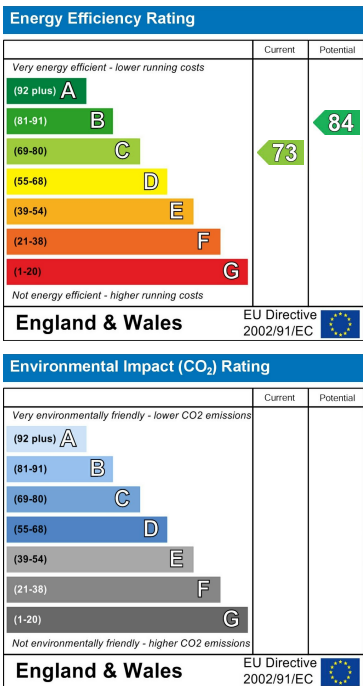
Floor Plan



Area Map



Energy Efficiency Graph



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