



Pineway, Treboeth Swansea

offers in excess of **£180,000**

- Three Bedroom Semi Detached Home
- No Chain
- Driveway and Detached Garage for Convenience
- Excellent Potential for Modernisation
- EPC Rating: Awaited



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About the property

Situated in a popular residential area of Swansea, this generously sized three-bedroom Semi-Detached property on Pineway presents a fantastic opportunity for buyers seeking a home with great potential.

The ground floor offers a spacious lounge, perfect for relaxing, alongside a separate dining room ideal for family meals or entertaining. To the rear sits the kitchen, providing access to the garden and scope for redesign or extension (subject to planning).

Upstairs, the property comprises three bedrooms, offering flexible accommodation for families, home working, or investors. A shower room and separate WC complete the first floor.

Externally, the property benefits from a well-maintained tiered rear garden, featuring a patio seating area and an elevated patio and stone area—ideal for enjoying outdoor space. To the front, there is a low-maintenance garden and a driveway providing off-road parking.

At the end of the driveway sits a large detached garage, providing secure off road parking or additional storage.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

17' 5" x 11' 9" (5.31m x 3.58m)

Dining Room

13' 1" x 9' 4" (3.99m x 2.84m)

Kitchen

9' 6" x 7' 11" (2.90m x 2.41m)

Bedroom 1

13' 7" x 9' (4.14m x 2.74m)

Bedroom 2

9' 7" x 9' 5" (2.92m x 2.87m)

Bedroom 3

8' 10" x 8' 3" (2.69m x 2.51m)

Shower Room

W.C