



the  
**ANDERSON**  
Group **exp**

Hollett Road, Treboeth, Swansea, SA5 9EY

Offers In Region Of £140,000

 3  1  1



- Elevated Position With Partial Sea Views
- Bright Bay-Fronted Living Room With Feature Chimney Breast
- First Floor Family Bathroom With Electric Shower Over Bath
- Private, Enclosed And Lightly Tiered Rear Garden
- Convenient Access To Swansea City Centre And M4 Corridor
- Three Well-Proportioned Bedrooms
- Modern Kitchen With Contemporary Fitted Units
- Two Front Bedrooms With Sea Views
- Rear Lane Access Offering Additional Practicality
- Ideal Purchase For First-Time Buyers, Families Or Investors



Elevated to provide partial sea views to the front, this attractive three-bedroom home offers bright, well-balanced accommodation in a convenient Swansea location. The bay-fronted living room creates a light and welcoming main reception space, complemented by a modern fitted kitchen designed with everyday practicality in mind.

Upstairs, the property benefits from three spacious bedrooms and a well-appointed family bathroom, providing comfortable accommodation for growing families or first-time buyers alike. To the rear, a private, lightly tiered enclosed garden with rear lane access offers both security and accessibility.

Perfectly positioned for local schools, nearby shops and regular transport links into Swansea City Centre, the property also offers straightforward access to the M4 corridor for



### Energy Efficiency Rating

|  | Current | Potential               |
|--|---------|-------------------------|
| <i>Very energy efficient – lower running costs</i> |         |                         |
| (92 plus) <b>A</b>                                 |         |                         |
| (81-91) <b>B</b>                                   |         | 79                      |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   |         | 58                      |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient – higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC |