



**Pentrechwyth Road  
Swansea, SA1 7AN**

Guide Price £140,000

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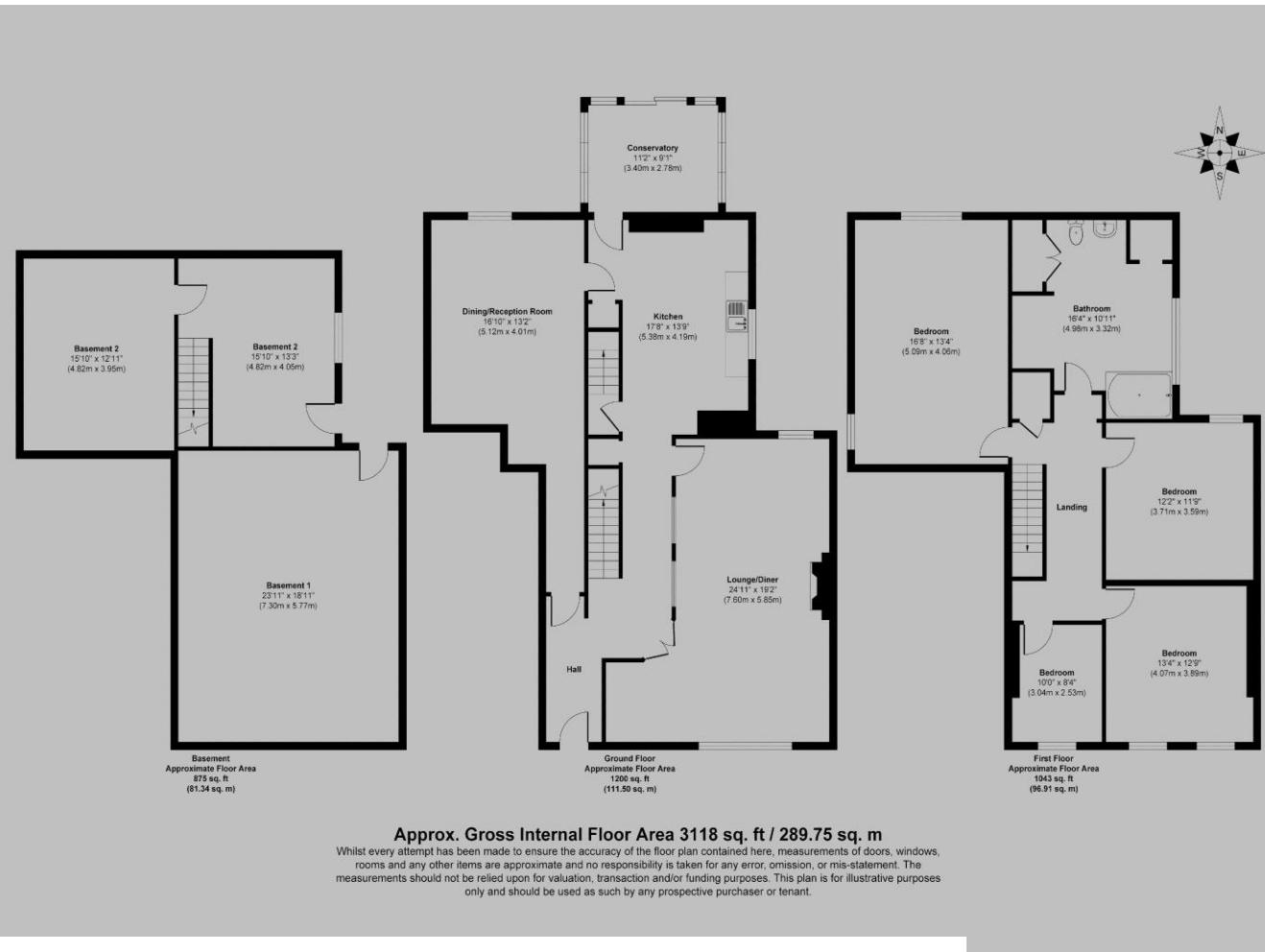


## MAIN FEATURES:

- **Spacious End of Terrace House In Need of Full Refurbishment**
- **Kitchen/Breakfast Room**
- **Good Size Lounge/Diner & Conservatory**
- **Four Bedrooms & Large Family Bathroom/WC**
- **Basement Split into Two Rooms**
- **Further Basement with External Access**
- **Large Rear Garden**

Located on the popular Pentrechwyth Road, this spacious end of terrace house presents an exciting opportunity for buyers seeking a substantial property in need of full refurbishment, ideal for those wishing to add value or create a bespoke family home. The accommodation is generously proportioned throughout. To the ground floor there is a kitchen/breakfast room, a good-size lounge/diner offering flexible living space, and a conservatory overlooking the rear garden. Upstairs, the property boasts four bedrooms along with a large family bathroom/WC, providing ample space for growing families or home working. The lower ground floor is a particular feature, with a basement split into two rooms, ideal for storage, workshops or potential conversion (subject to any necessary consents). There is also a further basement with external access, adding even more versatility. Externally, the property benefits from a large rear garden offering excellent potential for landscaping or outdoor entertaining, along with off-road parking to the front.

Pentrechwyth is a well-established and convenient area of Swansea, offering excellent access to the city centre, Morfa Retail Park and the M4 motorway, making it ideal for commuters. Local amenities, schools and public transport links are close by, while nearby countryside walks and Swansea Bay provide opportunities for leisure and relaxation. This is a rare opportunity to acquire a sizeable home with vast potential in a highly accessible location. Early viewing is strongly recommended.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**Viewings: By appointment.**

For further information contact us:

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**We're Open:**

8am – 8pm 7 days a week

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