

# SMITHS



## 86 Roger Street, Swansea, SA5 9AR Offers Over £275,000

A rare opportunity to acquire a truly individual 3 BEDROOM DETACHED 1950's BUNGALOW. NO CHAIN! Originally constructed by a skilled craftsman for his own family and now offered to the market for the very first time. This much-loved home has remained within the same family ownership since construction and reflects the care and pride invested in its original build. Ready to begin its next chapter with a new family, it features two reception rooms and has been comprehensively renovated. A full rewire, modern central heating system, fresh decor and replacement windows & doors ensure the property is MOVE-IN READY. Alongside this, a brand new kitchen diner and contemporary bathroom provide a fresh, modern finish, while a number of original features have been retained, including decorative porch tiling, a feature fireplace in the main living room and a vintage brick hearth in the second reception room. A standout feature is the hand-built bespoke mahogany staircase leading to a third bedroom within the loft, while the professionally refurbished original parquet flooring brings warmth and further reinforces the strong sense of craftsmanship throughout the home. The second reception room offers versatility and could be used as a home office or playroom, depending on requirements.

Externally, the property is set behind a low stone boundary wall with a neat front lawn and a long driveway running alongside the house, providing convenient access to the kitchen and offering potential for the construction of a garage (subject to any necessary consents). The rear garden is significantly larger than many neighbouring plots, featuring an expansive lawn, terrace and mature planting, creating an excellent outdoor space for families and keen gardeners. Situated within the established and well-connected residential area of Treboeth, with convenient access to Swansea city centre, Morriston Hospital, The DVLA and The M4.

[www.smithshomes.com](http://www.smithshomes.com)

### **Porch**

3'1" x 2'8" (0.94 x 0.82)

Featuring a new black composite front door and charming original vintage tiling.

### **Hallway**

13'1" x 8'4" (4.01 x 2.55)

Comprising original refurbished parquet flooring in a gorgeous warm brown colour, radiator and storage cupboard.

### **Living Room**

12'10" x 11'11" (3.92 x 3.65)

Featuring pvcu windows with stained glass panels, radiator, tv point, original parquet flooring and vintage tiled fireplace.

### **Reception Room Two**

12'11" x 10'8" (3.95 x 3.26)

Second reception room comprising dual pvcu windows, radiator, original parquet flooring and brick fireplace alcove with sleeper surround & stone hearth.

### **Bathroom**

6'2" x 5'4" (1.88 x 1.65)

Contemporary bathroom equipped with a shower over bath, sink/storage unit and wc. Fully tiled, with the addition of pvcu windows and a heated towel rail.

### **Bedroom One**

12'0" x 10'11" (3.66 x 3.33)

Front aspect bedroom located on the ground floor, featuring pvcu windows with stained glass panels, radiator and original parquet flooring.

### **Bedroom Two**

9'11" x 8'2" (3.04 x 2.50)

Second ground floor bedroom with original parquet flooring, radiator and pvcu windows to the rear garden.

### **Bedroom Three**

16'2" x 10'6" (4.95 x 3.22)

Superb 1st floor bedroom comprising fitted carpet, radiator, vaulted ceilings, pvcu windows and a cleverly designed built-in chest of drawers, set flush within the wall for a minimalist and space-efficient design.

### **Inner Hallway**

10'3" x 6'5" (3.14 x 1.97)

Comprising tiled flooring and original mahogany staircase to the 1st floor.

### **Kitchen/Dining Room**

16'0" x 11'6" (4.90 x 3.52)

Spacious modern kitchen diner, installed with a range of wall and base units in a soft grey colourway with contrasting laminate worktops, stainless steel sink, integral oven, gas hob and extractor. Fitted with a central dining island incorporating useful storage, the room is finished with tiled flooring, recessed spotlights and an integrated storage cupboard. PVCu windows frame idyllic views over the rear garden, whilst a rear access door provides direct access outside, creating a practical and sociable hub of the home, perfectly suited to family mealtimes, busy daily routines and with convenient access to the garden.

### **External & Location**

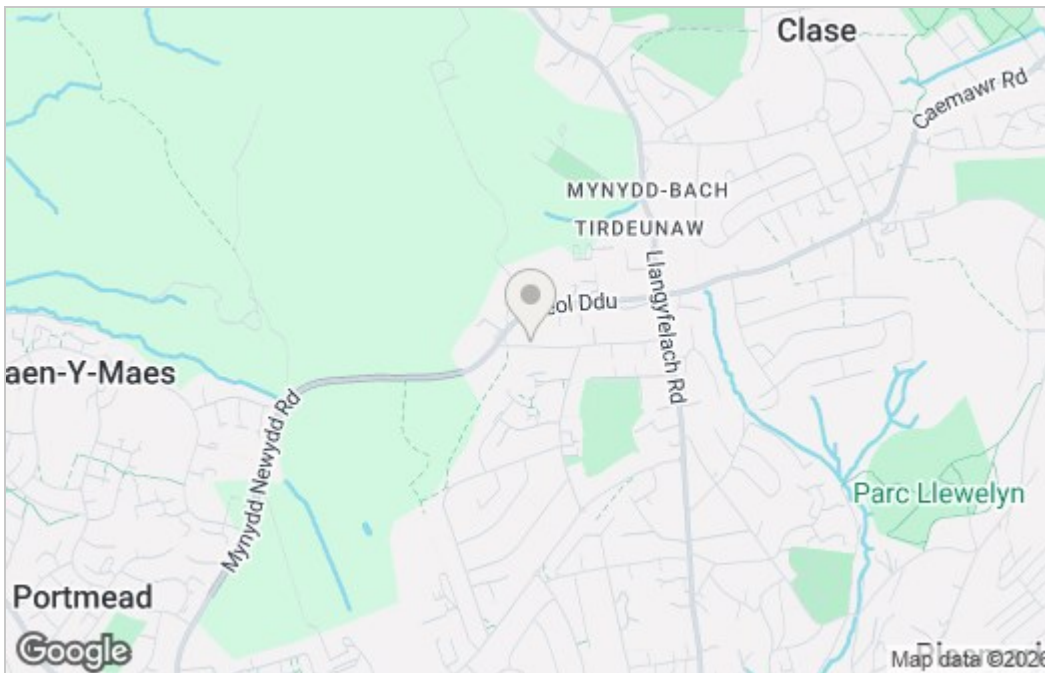
This picture-perfect bungalow is set behind a charming low stone wall with a neatly maintained front lawn and a long driveway running along the side of the property and with direct access into the kitchen. Having previously accommodated a garage, the footprint offers clear potential for a garage to be reinstated in the future, subject to the necessary consents. To the rear, the property enjoys a notably generous plot with a garden significantly larger than many others along the street. Featuring a broad lawn, terraced area and well-established planting with colourful shrubs & mature trees, creating a private and well-balanced outdoor space ideally suited to children and pets, with further scope for a home office, studio or garden room to be constructed if desired.

Situated in the established residential area of Treboeth, the property benefits from a convenient and well-connected setting with a strong community feel, offering easy access to Swansea city centre as well as the nearby Llansamlet Enterprise Park, which provides a wide range of retail and leisure facilities. The Swansea.com Stadium and M4 motorway are also within easy reach, making the location ideal for commuters and those seeking excellent regional connectivity, while still enjoying a quieter residential environment well suited to family life.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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