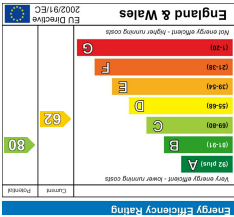
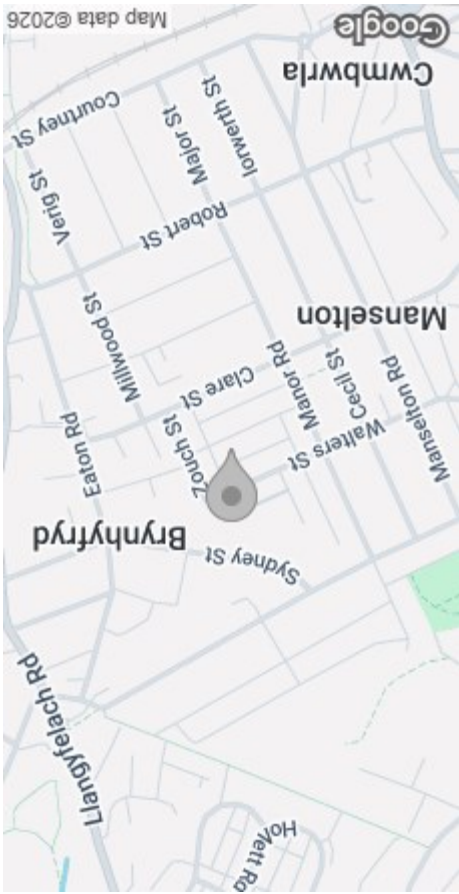


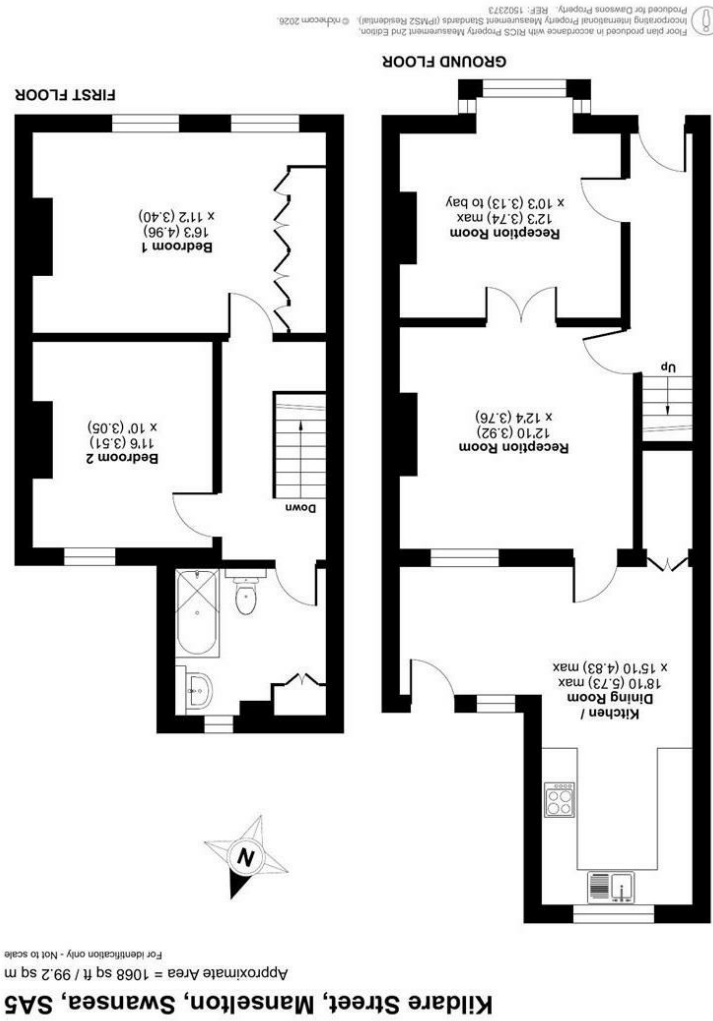
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



12 Kildare Street
Manselton, Swansea, SA5 9PH
Offers Over £130,000



GENERAL INFORMATION

Dawsons are delighted to offer for sale this traditional mid-terrace home, ideally situated in the ever-popular area of Manselton, Swansea.

The accommodation comprises an entrance hallway, two versatile reception rooms offering flexible living and dining space, and a generous kitchen/dining room to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden with the added convenience of rear pedestrian access, creating an ideal outdoor space for relaxing or entertaining.

Well positioned close to a range of local shops, schools, parks, and everyday amenities, the property also enjoys excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

Offering spacious accommodation in a highly sought-after location, this home would make an excellent first-time purchase, family home, or investment opportunity. Early viewing is highly recommended to fully appreciate the space, location, and potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room 1
12'3" (max) x 10'3" (to bay)
(3.74m (max) x 3.13m (to bay))

Reception 2
12'10" x 12'4" (3.92m x 3.76m)

Kitchen/Dining Room
18'9" (max) x 15'10" (max)
(5.73m (max) x 4.83m (max))

First Floor

Landing



Bedroom 1
16'3" x 11'1" (4.96m x 3.40m)

Bedroom 2
11'6" x 10'0" (3.51m x 3.05m)

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Water - Metered

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

N.B

Please note the vendor of this property is an employee of Dawsons.

