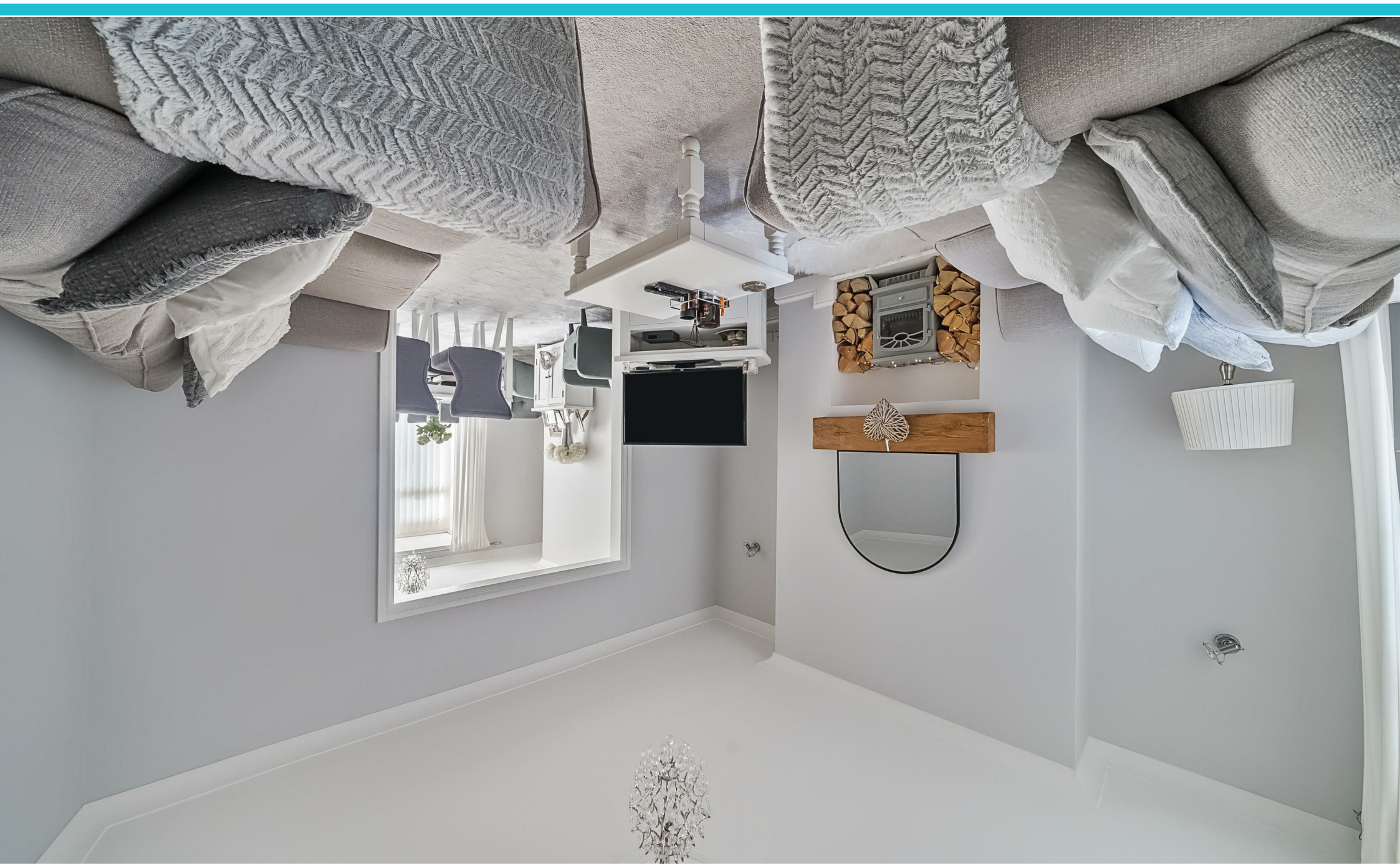
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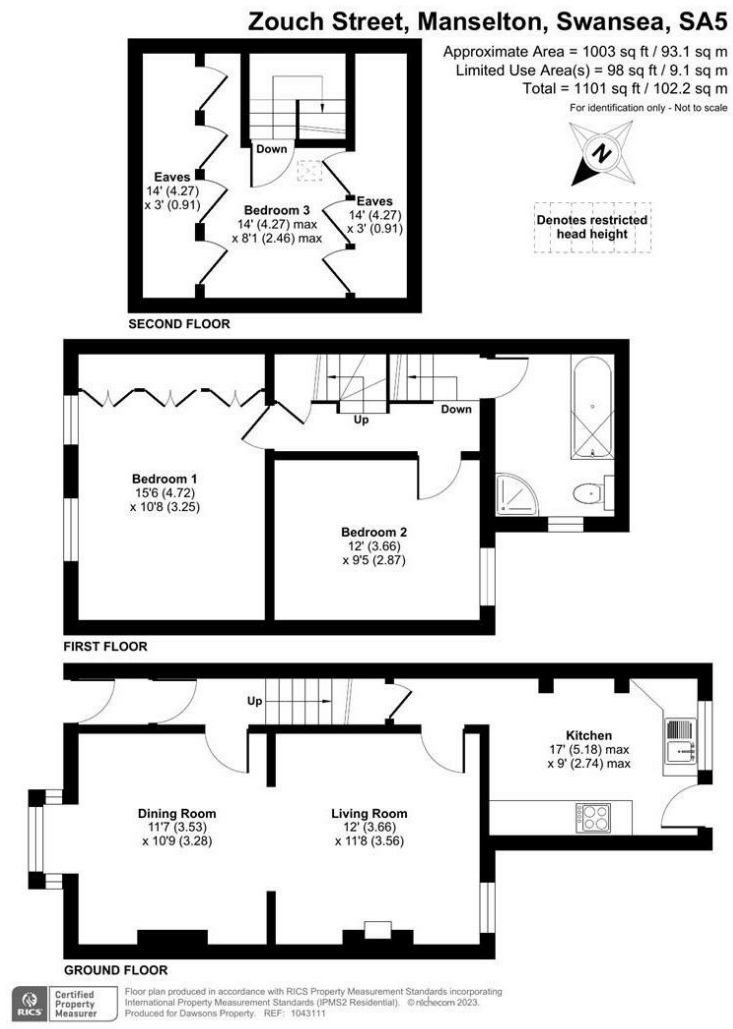
Manselton, Swansea, SA5 9PJ

Offers Over £160,000

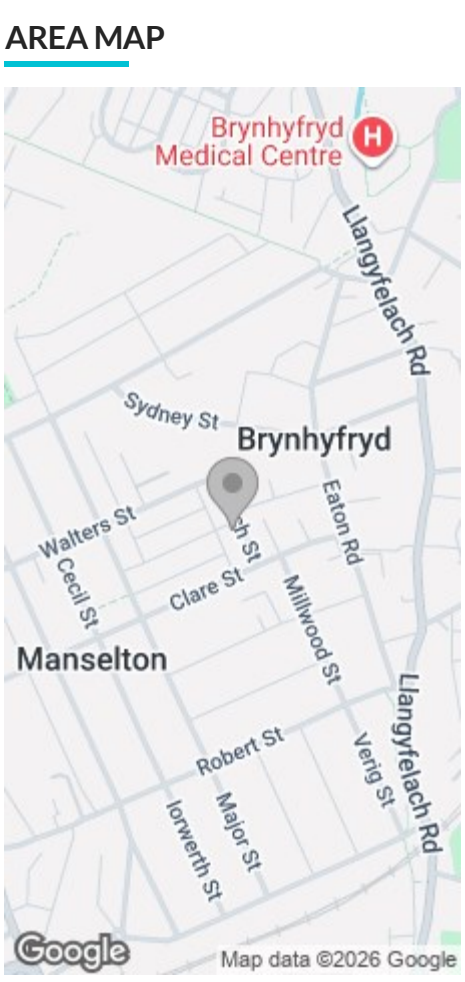
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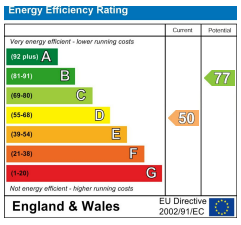
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

Beautifully Presented Three-Bedroom Terraced Home in the Sought-After Area of Manselton

Situated in the ever-popular area of Manselton, this beautifully presented three-bedroom terraced property offers spacious and stylish accommodation arranged over three floors, making it an ideal home for families, first-time buyers or anyone looking for a property ready to move straight into.

The property boasts a fantastic, generously sized kitchen and living space, creating a wonderful setting for both everyday family life and entertaining guests. The accommodation is complemented by three well-proportioned bedrooms and a stunning contemporary bathroom, finished to an excellent standard.

Tastefully presented throughout, this lovely home combines character, comfort and modern living, with a layout that makes excellent use of the space across all three floors.

Located within the sought-after residential area of Manselton, the property enjoys convenient access to local amenities, schools and transport links, with Swansea city centre just a short distance away.

A fantastic opportunity to acquire a beautiful, move-in-ready family home in a popular and convenient location. Early viewing is highly recommended to appreciate everything this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Dining Room opening to:
11'6" 10'9" (3.53m 3.28m)

Living Room
12'0" x 11'8" (3.66m x 3.56m)

Kitchen
16'11"(max) x 8'11"(max)
(5.18m(max) x 2.74m(max))

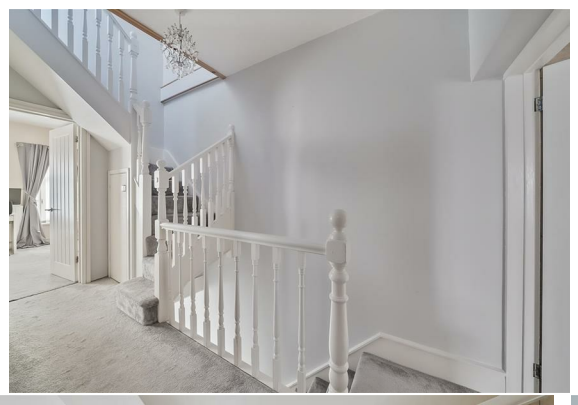


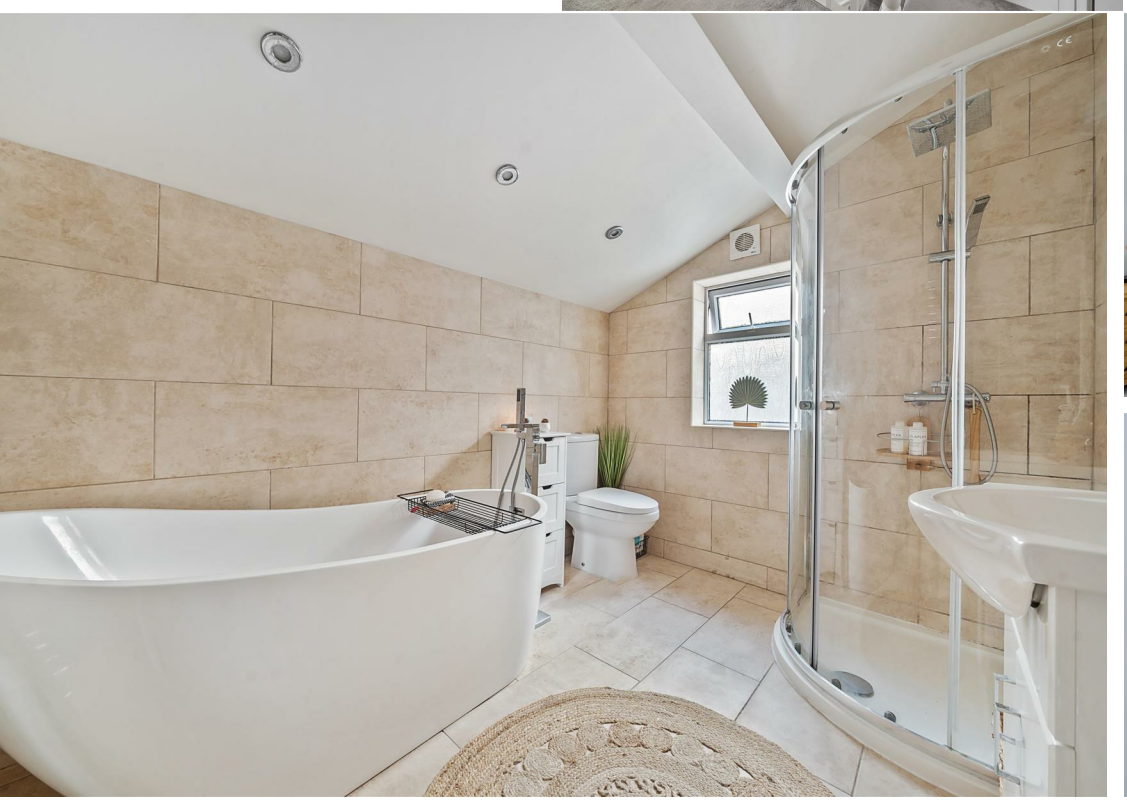


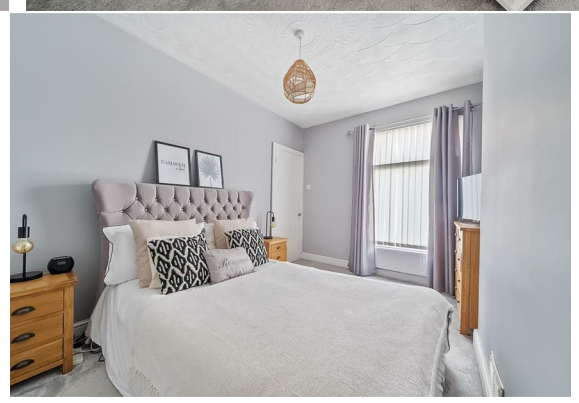














First Floor

Landing

Bedroom 1
15'5" 10'7" (4.72m 3.25m)

Bedroom 2
12'0" x 11'8" (3.66m x 3.56m)

Bathroom

Second Floor

Bedroom 3
14'0" (max) x 8'0" (max) (4.27m (max) x 2.46m (max))

Eaves
14'0" x 2'11" (4.27m x 0.91m)

Eaves
14'0" x 2'11" (4.27m x 0.91m)

External

Gated Front Patio Garden

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-E

Services
Mains Gas & Electric
Mains Sewerage

Water: Metered

“Broadband – The current supplier is (Virgin). The broadband type is Fibre

“Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.





