

GENERAL INFORMATION

Dawsons are delighted to present this attractive and well-presented mid-terrace home, ideally situated in the popular residential area of Manselton, Swansea.

Offering versatile accommodation arranged over three floors, the property welcomes you with two reception rooms, providing flexible living and dining space, together with a kitchen and ground-floor bathroom. To the first floor are two bedrooms and a separate shower room, while a further bedroom occupies the second floor, making this a home that can comfortably adapt to a variety of needs.

To the rear, an enclosed garden with a patio area provides a lovely spot to enjoy the outdoors, whether relaxing or entertaining family and friends.

The location adds further appeal, with local shops, schools and everyday amenities close at hand, alongside convenient transport links and easy access to Swansea city centre.

Combining a versatile layout, an enclosed rear garden and a convenient location, this appealing home is well suited to first-time buyers, families or investors alike. Early viewing is highly recommended to appreciate all it has to offer.

FULL DESCRIPTION



Ground Floor

Entrance

Porch

Hallway

Dining Room

11'10" x 6'6" (3.62m x 2.00m)

Lounge

14'7" x 11'10" (4.45m x 3.62m)

Kitchen

9'8" x 8'6" (2.95m x 2.60m)

Bathroom



First Floor

Landing

Bedroom 2

14'4" x 9'5" (4.39m x 2.88m)

Bedroom 3

8'5" x 7'9" (2.59m x 2.37m)

Shower Room

Second Floor

Bedroom 1

14'4" x 14'3" (4.39m x 4.36m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

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

