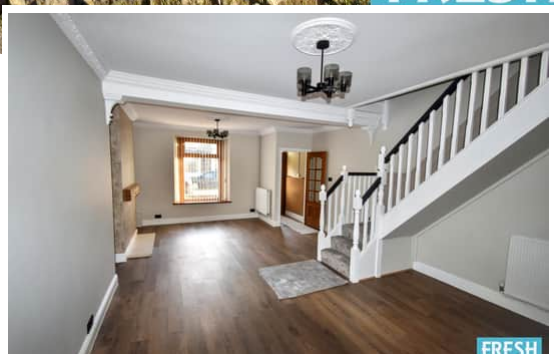
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FRESH

Estate & Letting Agents







Robert Street, Manselton, Swansea, SA5 9NB

Asking Price: £209,950

- An Extended Four Bedroom Mid Terrace Property
- Fantastic First Time Purchase Or Investment Opportunity
- Popular And Sought After Residential Area
- Being Sold With No Forward Chain
- Recently Refurbished To A High Standard
- Ground Floor Bathroom
- A Must See Property

Tel 01792 464757 Email sales@freshsales.co.uk

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Entrance Porch

Entered via a double-glazed front door into a welcoming entrance porch, featuring an attractive pine half-wall and an inner half-glazed door leading through to the main accommodation.

Lounge/Dining Room

7.15m x 4.65m (23' 5" x 15' 3")
A light, bright and comfortably presented lounge/dining room, offering a wonderful open-plan feel and providing an ideal space for both relaxing and entertaining. The room benefits from attractive light oak-effect laminate flooring, a feature wood mantel with marble hearth, ornate coving, ceiling rose and fitted wall lights adding character and charm. A spindle staircase provides access to the first floor, with useful under stairs storage. Double-glazed window to the front aspect allows plenty of natural light, whilst double-glazed French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. A half-glazed door leads through to the kitchen.

Kitchen

4.86m x 2.35m (15' 11" x 7' 9")
A beautifully presented, contemporary fitted kitchen, finished to a lovely modern standard and offering an excellent range of storage and preparation space. The kitchen is fitted with an attractive two-tone range of wall and base units in contrasting dark and light grey, complemented by sleek black handles, solid wood work surfaces and attractive ceramic tiled flooring. Incorporating a one-and-a-half bowl ceramic sink unit with hot and cold mixer taps, built-in fan-assisted electric oven with grill, four-ring ceramic hob and stainless steel extractor canopy over. Further features include a marble-effect splash back, plumbing for an automatic washing machine, space for a fridge/freezer, inset spot lighting and a double-glazed window to the side aspect. An opening leads through to the rear lobby.

Rear Lobby

A useful and practical rear lobby, featuring continued ceramic tiled flooring and a built-in storage cupboard providing handy additional storage space. A double-glazed door offers access to the side and rear of the property, whilst a further door leads through to the bathroom.

Bathroom

2.42m x 2.06m (7' 11" x 6' 9")
A stylish and contemporary bathroom, fitted with a modern three-piece white suite comprising an L-shaped panelled bath with black mains-fed shower over and glazed side screen, complemented by a vanity wash hand basin with useful two-drawer storage beneath and a low-level WC. The bathroom is finished to an attractive modern standard with fully tiled walls, incorporating a striking feature mosaic tile detail running through the centre, together with patterned tile-effect cushion flooring. Further benefits include a heated chrome towel rail, extractor fan and double-glazed frosted window to the rear aspect, providing natural light whilst maintaining privacy.

First Floor Landing

With staircase leading to the second floor, built in storage cupboard space and doors to:-

Bedroom One

4.60m x 3.26m (15' 1" x 10' 8")
A generously proportioned, light and airy master bedroom, offering a lovely sense of space and character. The room is tastefully enhanced by attractive Edwardian-style half-panelled walls finished in a stylish olive green, complemented by ornate coving which adds a touch of period charm. A double-glazed window to the front aspect allows plenty of natural light to fill the room, creating a bright and welcoming atmosphere.

Bedroom Two

3.31m x 2.57m (10' 10" x 8' 5")
Entered via glazed panel door and double glazed tilt and turn window to rear aspect.

Bedroom Three

3.56m x 2.57m (11' 8" x 8' 5")
With built in airing cupboard space housing boiler supplying domestic hot water and gas central heating and double glazed tilt and turn to rear aspect.

Second Floor Landing

Accessed off the main first floor landing with door to:-







Attic Style Fourth Bedroom

4.66m x 3.19m (15' 3" x 10' 6")
A charming and characterful attic-style room, offering a versatile space that would make an ideal teenage bedroom, playroom, hobby room or home office. The room features a striking olive green feature wall, adding a contemporary touch, together with useful eaves storage providing practical additional space. A Velux roof window allows natural light to flood the room, creating a bright and inviting environment.

External

To the front of the property, access is gained through a welcoming entrance gate, opening onto a neat and attractive garden featuring paved slabs, complemented by decorative Cotswold stone chippings, creating an appealing first impression.

To the rear, there is a generously sized, enclosed and low-maintenance garden, offering an excellent outdoor space. A set of steps leads up to a patio area, with a further paved seating area providing ample space for a table and chairs. The garden is enclosed by a combination of wall and fenced boundaries, providing a good degree of privacy.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.







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Approx Gross Internal Area
111 sq m / 1192 sq ft



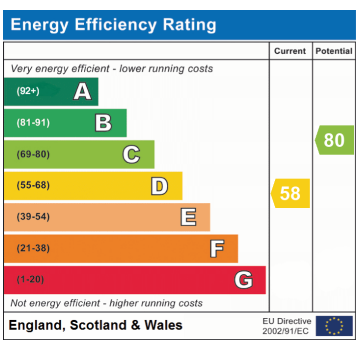
Ground Floor
Approx 51 sq m / 549 sq ft

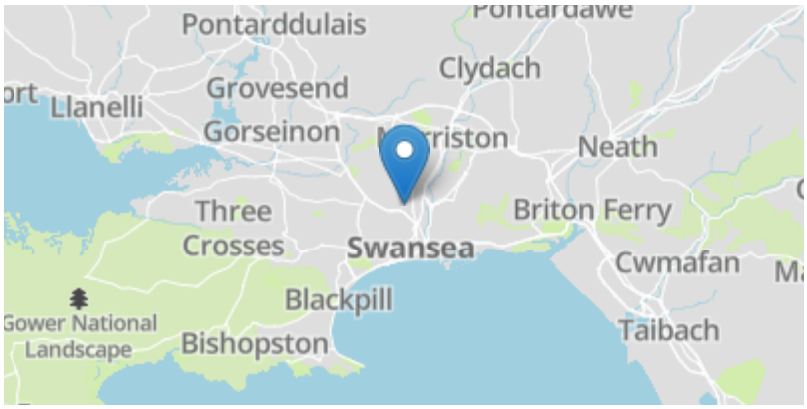
First Floor
Approx 41 sq m / 437 sq ft

Second Floor
Approx 19 sq m / 206 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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