Clee Tompkinson Francis

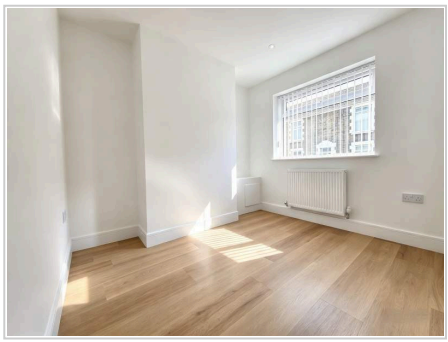
Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Compass Street
Manselton
Swansea
City And County of Swansea

£145,000











- Two bedroom mid terrace house
- Newly refurbished
- Open plan kitchen/dining
- 1st floor bathroom
- Enclosed rear garden with patio area
- Sold with no chain
- Ideal For First Time Buyers or Buy To Let
- Close to city centre & local amenities

Ref: PRM12509

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Viewing Instructions: Strictly By Appointment Only

General Description

A newly renovated, modern two-bedroom mid-terrace home in the sought-after area of Manselton, Swansea. Featuring entrance hallway, lounge, open plan modern kitchen diner, to the first floor: two double bedrooms, modern family bathroom externally the property benefits from an enclosed rear garden with patio area. Offered with no onward chain - an ideal first-time buy.

Accommodation

Ground Floor

Entrance Hall (12' 7" Max x 5' 3" Max) or (3.83m Max x 1.60m Max)

Composite door to front, laminate flooring, stairs to first floor, radiator.

Living Room (9' 1" Max x 9' 3" Max) or (2.76m Max x 2.83m Max)

uPVC double glazed window to front, laminate flooring, radiator.

Kitchen (12' 9" Max x 12' 10" Max) or (3.88m Max x 3.90m Max)

uPVC double glazed window and door to rear, newly installed modern range of wall and base units, laminate flooring, stainless steel sink, electric oven/hob with extractor fan, dishwasher, plumbing for washing machine, cupboard housing a wall mounted combi boiler, understairs storage cupboard, radiator.

First Floor

Landing (2' 10" Max x 4' 6" Max) or (0.87m Max x 1.38m Max)

Carpet flooring, loft access.

Bathroom (8' 10" Max x 5' 9" Max) or (2.70m Max x 1.74m Max)

uPVC double glazed window to rear, newly installed modern bathroom suite which includes panel bath with mixer shower above, glass shower screen, low level W.C, laminate flooring, part tiled walls, vanity style wash hand basin, heated towel rail.

Bedroom 2 (13' 0" Max x 8' 0" Max) or (3.95m Max x 2.45m Max)

uPVC double glazed window to rear, carpet flooring, radiator.

Bedroom 1 (14' 4" Max x 9' 10" Max) or (4.36m Max x 3.0m Max)

uPVC double glazed window to front, carpet flooring, radiator.

External

Enclosed rear garden with patio area.

Services

Mains electricity, mains gas, mains water, mains drainage

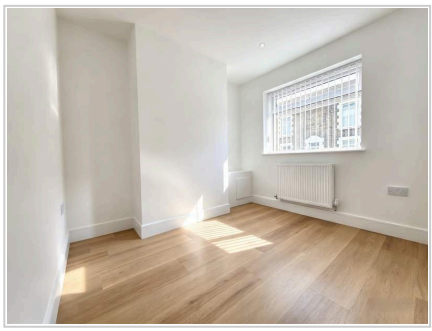
EPC Rating:78

Tenure

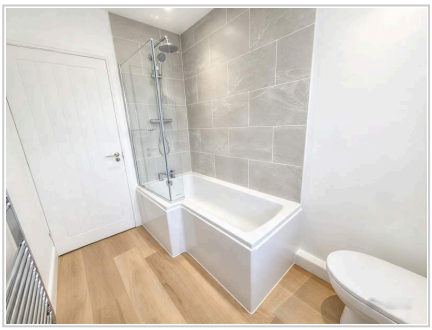
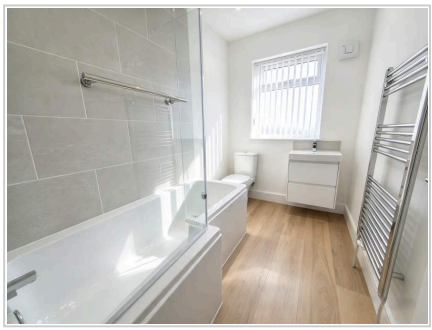
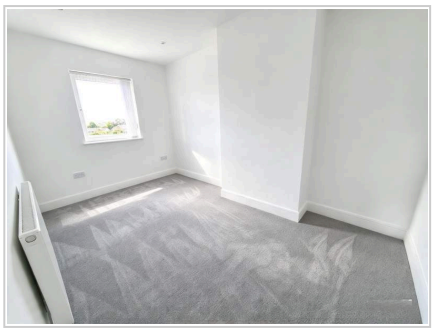
We are informed that the tenure is Freehold

Council Tax

Band B





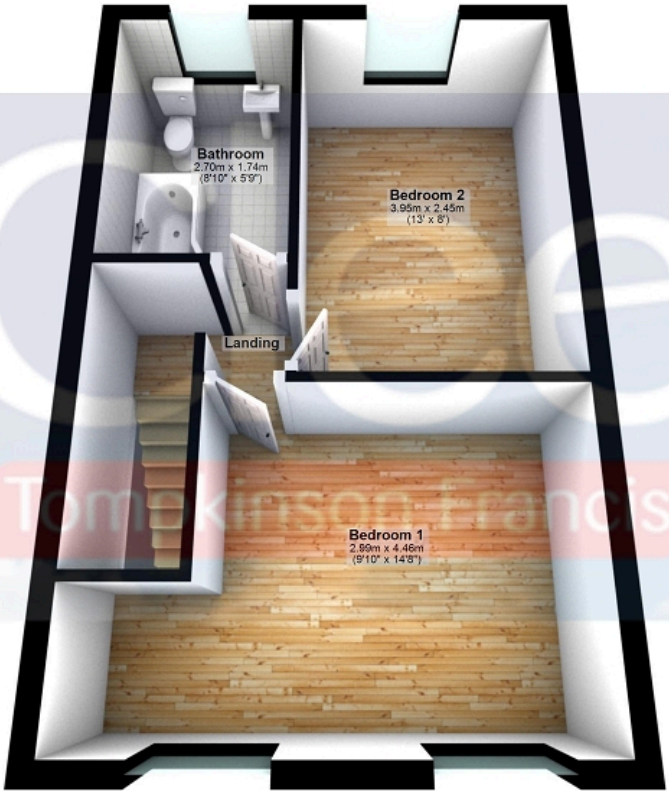




Ground Floor



First Floor



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