



Courtney Street, Manselton, Swansea, SA5 9NY

- TWO BEDROOMS
- FITTED KITCHEN
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING/UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO CHAIN

Best Offers Over £80,000

11 Walter Road, Swansea, SA1 5NF
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ENTRANCE

Enter via uPVC double glazed glass panel door into:

PORCH

Glass panel wooden door into:

HALLWAY

Decorative corbels, radiator, stairs to first floor.

LOUNGE/DINER 6.72m x 3.34m (22'1" x 10'11")

UPVC double glazed window to front, uPVC double glazed window to rear, feature fireplace with inset coal effect fire, alcoves, storage cupboards, two radiators.

KITCHEN 2.76m x 2.48m (9'1" x 8'2")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, plumbed for washing machine, splash back tiles, laminate flooring, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed glass panel door to side.

FIRST FLOOR

LANDING

Storage cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, storage cupboard housing boiler, part tiled walls, radiator, uPVC double glazed window to rear.

BEDROOM 1 4.39m x 3.28m (14'5" x 10'9")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.36m x 2.75m (11'0" x 9'0")

UPVC double glazed window to rear, radiator.

EXTERNAL

REAR

Enclosed rear garden with steps leading to lawned area, coal house, door to storage area.

DIRECTIONS

From our Swansea City showroom proceed down Walter Road/Mansel Street passing the Police Station on your left hand side. Bear left onto Dyfatty Street and proceed ahead at the traffic lights bearing left onto Llangyfelach Street. Follow the road along under the Railway Bridge and take the next turning left into Courtney Street, the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

