



Dawsons

estate agents



Walters Street, Manselton, Swansea, SA5 9PL

IDEAL FAMILY HOME SITUATED CLOSE TO THE NEW BURLAIS PRIMARY SCHOOL AND LOCAL AMENITIES.

Semi detached property comprising three reception rooms, bathroom and lean too kitchen to the ground floor. There are two bedroom to the first floor. Benefits: uPVC double glazing, gas central heating and an enclosed rear garden. Situated close to local amenities and Swansea City Centre,

Asking Price £114,995



11 Walter Road, Swansea, SA1 5NF
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ENTRANCE

Enter via uPVC double glazed stained glass door into:

PORCH

UPVC double glazed windows to front and sides, glass panel wooden door into:

OPEN PLAN RECEPTION ROOM 1 3.59m x 3.41m (11'9" x 11'2")

UPVC double glazed window to rear, coved ceiling, alcoves, feature fireplace, radiator, laminate flooring, stairs to first floor.

RECEPTION ROOM 2 4.10m x 3.18m (13'5" x 10'5")

UPVC double glazed bay window to front, uPVC double glazed window to rear, coved ceiling, alcoves, feature fireplace, radiator, laminate flooring.

RECEPTION ROOM 3 2.93m x 2.48m (9'7" x 8'2")

Window to side, coved ceiling, alcove, feature fireplace, storage cupboard, radiator, laminate flooring.

BATHROOM

Three piece suite comprising panelled P shaped bath with shower over, low level w.c, pedestal wash hand basin, majority tiled walls, loft access, spot lighting, coved ceiling, radiator, two uPVC double glazed windows to rear.

LEAN-TO KITCHEN 5.92m x 1.67m (19'5" x 5'6")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with five ring gas hob, chimney style extractor hood over, plumbed for washing machine, two radiators, majority tiled walls, tiled flooring, uPVC double glazed windows to side and rear, uPVC double glazed glass panel door to rear.

FIRST FLOOR

LANDING

Loft access, coved ceiling.

BEDROOM 1 4.28m x 3.26m (14'1" x 10'8")

Two uPVC double glazed windows to front, coved ceiling, alcove, radiator, laminate flooring.

BEDROOM 2 3.61m x 2.48m (11'10" x 8'2")

UPVC double glazed window to rear, coved ceiling, radiator, laminate flooring.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed garden with decked area (in need of attention), two brick storage sheds, one housing boiler, side access.

DIRECTIONS

From our city centre office proceed down Walter Road/Mansel Street, passing the Police Station on the left hand side. Bear left onto Dyfatty Street and at the traffic lights turn left onto Carmarthen Road. At the roundabout take the fourth exit onto Approach Road. Take the second turning right onto Robert Street then second left onto Manor Road. At the junction continue across and take the next turning right onto Walters Street. The property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

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

