Dawsons
estate agents

Manor Road, Manselton, Swansea, SA5 9PN

- TWO BEDROOMS
- FITTED KITCHEN
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR PATIO GARDEN
- IDEAL FIRST TIME/INVESTMENT BUY

Best Offers Over £105,000

11 Walter Road, Swansea, SA1 5NF
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ENTRANCE
Enter via uPVC glass panel door into:

PORCH
Coved ceiling, partial tiled walls, tiled flooring, glass panel wooden door into:

HALLWAY
Coved ceiling, radiator, stairs to first floor.

LOUNGE/DINER 7.96m x 3.32 m (26'1" x 10'11" m)
UPVC double glazed bay window to front, uPVC double glazed window to rear, coved ceiling, alcoves, feature fireplace with wooden surround, storage cupboard, two radiators.

KITCHEN 4.76m x 2.39m (15'7" x 7'10")
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, storage cupboard, radiator, tiled flooring, uPVC double glazed window to side, uPVC glass panel door to side, uPVC double glazed window to rear.

FIRST FLOOR

LANDING
Loft access.

BEDROOM 1 4.46m x 3.48m (14'8" x 11'5")
Two uPVC double glazed windows to front, coved ceiling, radiator.

BEDROOM 2 3.77m x2.53m (12'4" x 8'4")
UPVC double glazed window to rear, coved ceiling, storage cupboard housing water tank, radiator.

BATHROOM
Three piece suite comprising panelled bath, low level w.c, pedestal wash hand basin, tiled walls, radiator, uPVC double glazed window to rear.

EXTERNAL

FRONT
Paved forecourt with mature shrubs.

REAR
Enclosed rear patio garden with bordered mature shrubs.

DIRECTIONS
From our Swansea City showroom proceed down Walter Road/Mansel Street staying in the left hand lane. At the third set of traffic lights bear left onto Dyfatty Street and at the next set of lights turn left onto Carmarthen Road. At the roundabout take the fourth exit onto Approach Road. At the next roundabout bear left onto Manselton Road. At the junction turn right onto Penfilia Road. Take the second turning right onto Manor Road, the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

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.

Relocation agent network relocation-agent-network.co.uk

The Property Ombudsman