



Manor Road, Manselton, Swansea, SA5 9PN

Traditional mid terraced property. Comprises: lounge/dining room and fitted kitchen to the ground floor. There are two bedrooms and bathroom to the first floor. Benefits: uPVC double glazing, gas central heating and enclosed rear patio garden. Situated close to local amenities and Swansea City Centre. No chain

Asking Price £99,995



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 x 2.53m (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 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.

