



**55 Iorwerth Street, Manselton, Swansea,
SA5 9NP**

IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE.
End of terrace property comprising : Open plan kitchen/
breakfast room, bathroom and lounge to the ground floor. There
are two bedrooms plus attic room. Benefits: uPVC double
glazing, gas central heating and an enclosed rear garden.
Situated close to Swansea City Centre and local amenities. No
chain. EPC-E.

Asking Price £110,000



ENTRANCE

Enter via UPVC glass panel door into:

PORCH

Part tiled walls, glass panel wooden door into:

HALLWAY

Coved ceiling, decorative corbel, radiator, wooden flooring, stairs to first floor.

RECEPTION 1 3.30m x 2.97m (10'10" x 9'9")

UPVC double glazed window to front, coved ceiling, radiator.

OPEN PLAN KITCHEN/REAKFAST ROOM/LOUNGE 6.46m x 4.71m (21'2" x 15'5")

Fitted with a range of wall and base units with work surface over, set in stainless steal sink and drainer with mixer tap, built under electric oven with four ring gas hob, chimney style extractor fan over, plumbed for washing machine, splash back tiles, three radiators, storage cupboard, wood flooring, uPVC double glazed French doors to rear.

BATHROOM

Three-piece suite comprising panelled bath with shower over, pedestal wash and basin, low-level w.c, splash back tiles, radiator, tiled flooring, uPVC double glazed window to rear.

FRIST FLOOR

LANDING

UPVC double glazed window to rear, storage cupboard, stairs to attic room.

BEDROOM 1 3.45m x 2.50m (11'4" x 8'2")

UPVC double glazed window to front, radiator.

BEDROOM 2 2.98m x 2.59m (9'9" x 8'6")

UPVC double glazed window to rear, radiator.

SECOND FLOOR

ATTIC ROOM 4.37m x 4.31m (14'4" x 14'2")

Two Vexlex style windows to rear, radiator.

EXTERNAL

REAR

Enclosed rear garden laid to lawn and patio area.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

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

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.

