



**6b Manselfield Road, Murton, Swansea,
SA3 3AR**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 2ND OCTOBER 2019 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA

OFFERS IN EXCESS OF £160.000

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SUMMARY

Three bedroom semi detached property located in the highly desirable location of Murton. Ideally situated to take advantage of all that the local area offers including shops, beaches and walks. The accommodation comprises: entrance porch, lounge, dining room and kitchen to the ground floor and three bedrooms and a family bathroom to the first floor. Externally there is off road parking and built in garage with level grass lawn to the front of the property. With side access taking you to a level rear garden with grass lawn. Viewings highly recommended.

ENTRANCE PORCH

Entrance door, uPVC double glazed window to front, door to:

LOUNGE 6.05 m x 3.73 m (19'10" mx 12'3" m)

UPVC double glazed window to front, radiator, gas fire, door to storage under stairs.

DINING ROOM 3.17 m x 2.70 m (10'5" mx 8'10" m)

UPVC double glazed window to rear, radiator, door to:

KITCHEN 3.29 m x 3.43 m (10'10" mx 11'3" m)

UPVC double glazed window to rear, kitchen is fitted with matching wall and base units with work surface, radiator, window to side, door to:

REAR PORCH

UPVC double glazed window rear and door to rear garden.

FIRST FLOOR

LANDING

Window to side, two storage cupboards, airing cupboard, loft access, access to three bedrooms and family bathroom.

BEDROOM ONE 3.71 m x 3.74 m (12'2" mx 12'3" m)

UPVC double glazed window to front, radiator, fitted storage.

BEDROOM TWO 3.12 m x 3.44 m (10'3" mx 11'3" m)

UPVC double glazed window to rear, radiator, fitted storage.

BEDROOM THREE 2.70 m x 2.42 m (8'10" mx 7'11" m)

UPVC double glazed window to front, radiator.

BATHROOM 2.24 m x 2.71 m (7'4" mx 8'11" m)

UPVC double glazed obscured window to rear, radiator, pedestal wash hand basin, WC, panelled bath with shower over head.

EXTERNALLY

FRONT

Externally there is off road parking and built in garage with level grass lawn to the front of the property, side access to rear garden.

REAR

Level rear garden with grass lawn and patio seating area.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

TENURE:

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

