

## 173 Manselton Road, Manselton, Swansea, SA5 8PN

**£134,950**

Situated in the popular and sought after area of Manselton, we have pleasure in offering for sale this lovely first home.

The accommodation comprises of an entrance porch, hallway, lounge, dining room and a kitchen/breakfast room on the ground floor. On the first floor you will find two double bedrooms and a bathroom. Benefiting from gas central heating, double glazing a low maintenance rear garden and with good links to the City Centre, M4 and local amenities. Internal viewing is highly recommended. EPC Rating - D.



## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door to front, dado rail, door leading to the hallway.

#### Hallway

Staircase to first floor, radiator.

#### Lounge 10'8" x 12'4" (3.25m x 3.77m)



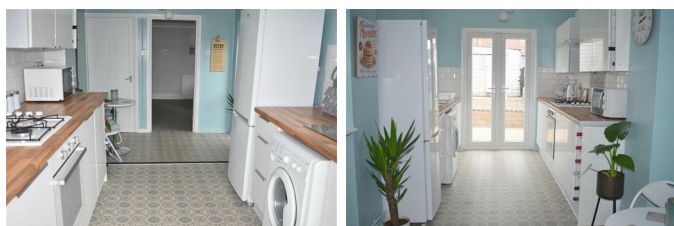
Double glazed bay window to front, picture rail, coved ceiling with ceiling rose, radiator.

#### Dining Room 12'9" x 12'4" (3.88m x 3.77m)



Double glazed French doors leading to the garden, picture rail, radiator.

#### Kitchen/Breakfast Room 17'6" x 8'7" (5.34m x 2.62m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas hob with extractor hood over, double

glazed window to side, radiator, double glazed french doors to garden.

#### Another Aspect Of The Kitchen/Breakfast Room



### First Floor

#### Landing

Storage cupboard.

#### Bedroom 1 10'10" x 16'1" (3.29m x 4.91m)



Two double glazed windows to front, feature fireplace, coved ceiling, radiator.

#### Another Aspect Of Bedroom One

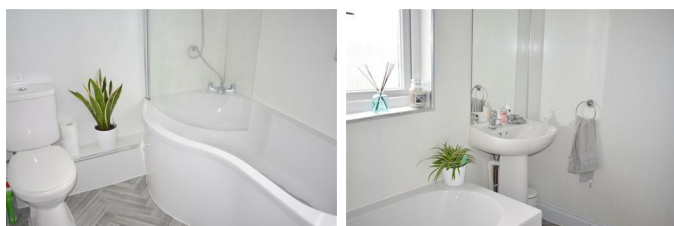


### Bedroom 2 13'2" x 10'3" (4.01m x 3.12m)



Double glazed window to rear, storage cupboard, picture rail, coved ceiling, radiator.

### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Heated towel rail, panelled walls, frosted double glazed window to rear.

### External



To the front of the property is a small forecourt garden.

The rear garden is enclosed with a patio area and a further low maintenance area with a garden shed.

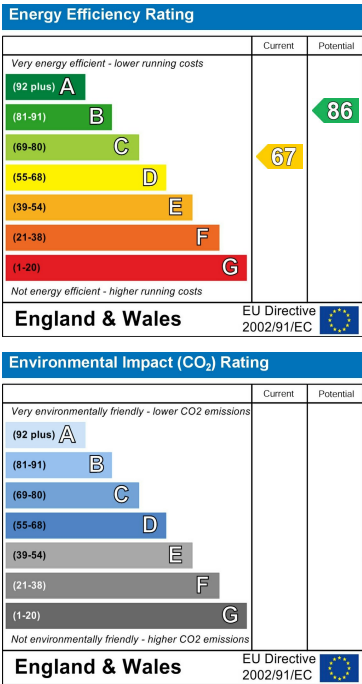
Floor Plan



Area Map



Energy Efficiency Graph



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