



SMITHS
SALES & LETTINGS



5 Manor Road, Swansea, SA5 9PA
Offers Over £110,000

TWO BEDROOM MID-TERRACED HOME in Manselton with enclosed rear garden. Also featuring TWO RECEPTION ROOMS, KITCHEN and BATHROOM - both bedrooms are DOUBLES.

The property comprises full PVCu double glazing, gas central heating, smooth skimmed walls & ceilings and requires some cosmetic updating. An opportunity to both refurbish & personalise the property and to build equity. First time buy or investment property...? The choice is yours.

Situated in a popular area for home ownership and with excellent rental demand. Close to local amenities and convenient for Swansea city center.

Call to register interest now!

www.smithshomes.com

Entrance

5'0" x 3'0" (1.54 x 0.93)

Comprising part glazed PVCu external door, decorative coving, laminate flooring and door to the inner hallway.

Hallway

21'10" x 2'11" (6.68 x 0.91)

Featuring laminate flooring, coving, internal door from the porch, understairs cupboard and doors to both reception rooms & the kitchen.

Reception Room One

12'0" x 10'5" (3.66 x 3.18)

One of two reception rooms with laminate flooring, decorative coving, radiator, cable box and PVCu windows with original wood panelling.

Reception Room Two

11'10" x 8'1" (3.63 x 2.47)

Second reception room with radiator, PVCu windows, phone point and original built in storage cupboards.

Kitchen

13'5" x 8'7" (4.09 x 2.63)

Well proportioned kitchen with laminate flooring, understairs storage cupboard, PVCu windows, radiator and a range of wall & base units, stainless steel sink, hob & extractor.

Rear Hallway

3'11" x 3'5" (1.20 x 1.05)

Comprising tiled flooring, doors to both the kitchen, bathroom & rear garden.

Bathroom

8'7" x 6'7" (2.62 x 2.01)

L-shaped bathroom with laminate flooring, PVCu windows, heated towel rail, shower over bath, sink & WC.

Landing

12'5" x 5'4" (3.80 x 1.63)

Featuring PVCu windows, storage cupboard and original wood flooring.

Bedroom One

14'3" x 11'0" (4.35 x 3.36)

Main bedroom featuring original wood flooring, radiator and PVCu windows to the front aspect.

Bedroom Two

11'5" x 8'6" (3.50 x 2.61)

Second double bedroom with original wood flooring, radiator and PVCu windows to the rear aspect.

External

The property is located in Manselton, convenient for local amenities & schools and Swansea city center.

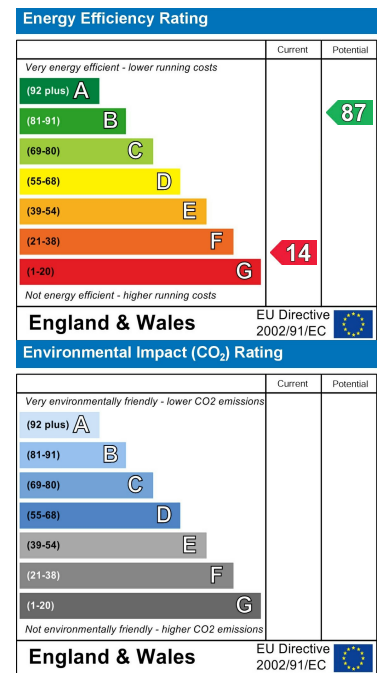
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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