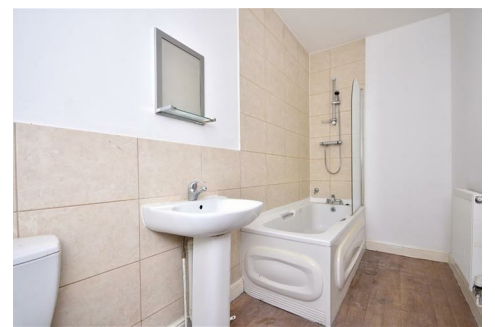




**SMITHS**  
SALES & LETTINGS



**102 Robert Street, Swansea, SA5 9NA**  
**Offers Over £120,000**

EXTENDED MID TERRACE with 2 BEDROOMS, ADDITIONAL LOFT ROOM and HUGE OPEN PLAN LIVING AREA. The property has been EXTENDED and is PART-REFURBISHED & benefits from a GENEROUS FLOORPLAN with SPACIOUS DIMENSIONS throughout.

Featuring FULL PVCu DOUBLE GLAZING, GAS CENTRAL HEATING, SMOOTH PLASTERED CEILINGS & WALLS and RECESSED SPOTLIGHTS overhead. Centrally located in the Manselton area, close to local amenities & the city centre with REAR ENCLOSED GARDEN.

Suitable for first time buyers or investors, with strong rental demand in the area.

Call to register interest now!

[www.smithshomes.com](http://www.smithshomes.com)

### Hallway

11'10" x 2'11" (3.63 x 0.89)



Featuring contemporary oversized ceramic tiles, radiator and PVCu wood effect front door.

### Bedroom One

14'5" x 12'1" (4.40 x 3.69)



Spacious main bedroom featuring radiator, PVCu windows and storage cupboard with boiler.

### Living Area

24'3" x 7'11" (7.40 x 2.42)



Living space with PVCu bay windows, radiator and laminate flooring - open to the main living space.

### Bathroom

12'1" x 4'10" (3.70 x 1.49)



Good size part tiled family bathroom comprising radiator, sink, shower over bath & WC.

### Kitchen/Dining/Living Space

34'1" x 12'0" (10.39 x 3.66)



Expansive living space of over 10M in length, open to the living area comprising kitchen with a range of wall & base units, worktops, integrated oven, hob & extractor. Also with laminate flooring, radiator, PVCu windows & external back door - open to the living area.

### Bedroom Two

11'2" x 8'3" (3.42 x 2.52)



Second bedroom with radiator, PVCu windows and original wood floor beneath the underlay.

### Landing

15'2" x 5'11" (4.64 x 1.81)



Generous landing with original wood flooring, radiator and staircase to the 2nd floor.

### Loft Room

17'1" x 7'11" (5.21 x 2.43)



Comprising full size staircase from the landing, wood flooring, radiator and PVCu windows to the rear aspect.

## External



The property is located in Manselton, convenient for local amenities, schooling and Swansea city center. Featuring a rear enclosed garden with lawn.

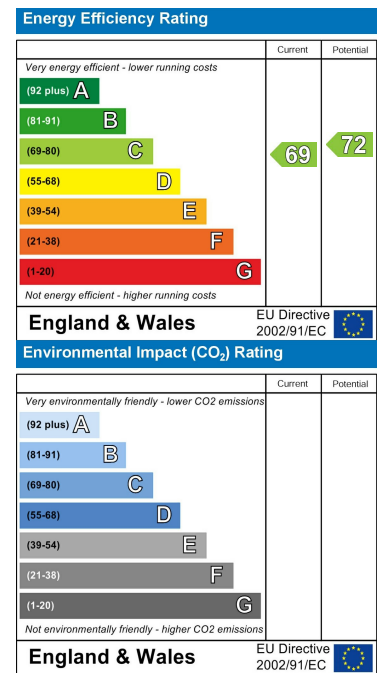
# Floor Plan



## 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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