



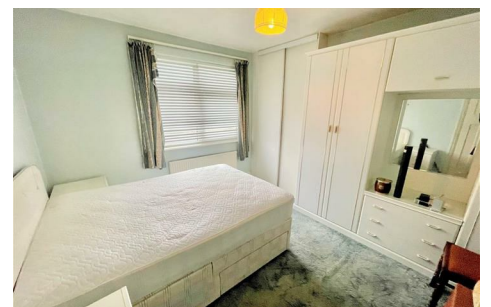
37 St. Johns Road

Manselton, Swansea, SA5 8PR

Asking Price £140,000



We are delighted to offer for sale this semi detached property located in a very sought after location in Manselton. Requiring refurbishment throughout, the property offers great scope and potential and comprises of entrance hall, lounge, dining room, kitchen/breakfast room, three bedrooms and family bathroom. Further benefits include gas central heating and UPVC double glazed windows. Externally the property is set on a generously sized plot offering potential to extend and a driveway to side offering off road parking for numerous vehicles leading to a detached garage. The property is conveniently located close to local Amenities, schools and is offered with no onward chain. EPC-F.



FULL DESCRIPTION

Ground Floor

Porch

Enter via entrance door, door to:

Entrance Hallway

Storage cupboard, radiator, stairs to first floor, doors to:

Lounge

10'11" x 11'8" (3.34m x 3.56m)

UPVC double glazed bay window to front, radiator.

Dining Room

11'10" x 11'8" (3.61m x 3.56m)

UPVC double glazed box window to rear, radiator, coving to ceiling.

Kitchen/Breakfast Room

17'7" x 6'2" (5.36m x 1.88m)

Fitted with a range of base units with work surface over, stainless steel sink, cooker point, space for fridge/freezer, radiator, uPVC double glazed window to rear, uPVC double glazed door to garden.

First Floor

Landing

7'8" x 6'2" (2.33m x 1.88m)

Doors to:

Bedroom 1

11'6" x 11'8" (3.50m x 3.56m)

UPVC double glazed bay window to front, radiator.

Bedroom 2

11'4" x 11'8" (3.45m x 3.56m)

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

Bedroom 3

6'11" x 6'2" (2.10m x 1.88m)

UPVC double glazed window to front.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, uPVC obscure glass window to rear.

External

Set on a generously sized plot offering potential to extend and a driveway to side offering off road parking for numerous vehicles leading to a detached garage.

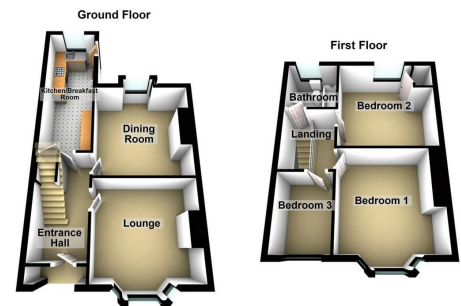
Tenure

Freehold

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(29-54)	E	37	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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