

## 19 Major Street, Manselton, Swansea, SA5 9NN

**Offers Over £175,000**

Situated in the well-established and convenient area of Manselton, this modernised three bedroom mid-terrace home presents an excellent opportunity for a first-time buyer to step onto the property ladder. Beautifully updated and ready to move straight into, the property benefits from a newly fitted kitchen and bathroom, along with new carpets throughout, offering a fresh and contemporary feel from the moment you walk in. The accommodation briefly comprises an entrance porch leading into a spacious open plan lounge/dining room, creating a bright and sociable living space, with a door through to the newly fitted kitchen at the rear. To the first floor, there are three bedrooms and a modern bathroom. Externally, the property enjoys an enclosed, low-maintenance rear garden, ideal for relaxing or entertaining. Manselton is a popular residential area on the outskirts of Swansea city centre, known for its strong community feel and excellent accessibility. The property is conveniently located for local shops, supermarkets, schools and public transport links, with regular bus services providing easy access into the city centre. It also offers good road connections to the M4 corridor, making it ideal for commuters and Swansea's retail, leisure and waterfront attractions are all within easy reach.

## The Accommodation Comprises

### Ground Floor

#### Porch



Entered via door to front, door leading into the lounge/dining room.

#### Lounge/Dining Room 22'6" x 9'2" (6.85m x 2.79m)



Double glazed window to front and rear, staircase to first floor with an understairs storage cupboard, two radiators.



#### Kitchen/Breakfast Room 11'3" x 8'0" (3.44m x 2.43m)



The kitchen has been newly fitted with a range of modern wall and base units with worktop space over, incorporating a sink unit with tiled splashbacks. There is a breakfast bar for informal dining, space for a fridge/freezer and washing machine, and a built-in electric oven with a four-ring electric hob and extractor hood above. The room also benefits from a wall-mounted boiler, a double-glazed window to the side, and a double-glazed door providing direct access to the garden.



### First Floor

#### Landing

Storage cupboard.

**Bedroom 1 10'4" x 13'5" (3.16m x 4.08m)**



Double glazed window to front, radiator.

**Bedroom 2 12'0" x 7'3" (3.65m x 2.21m)**



Double glazed window to rear, radiator.

**Bedroom 3 6'6" x 8'5" (1.97m x 2.56m)**



Frosted double glazed window to side, radiator.

**Bathroom**



The bathroom features a newly fitted three piece suite comprising a bath with shower over, wash hand basin and WC. Tiled walls and a frosted double glazed window to the side.

**External**



The rear garden is fully enclosed and designed for low

maintenance, featuring a patio area ideal for outdoor seating and entertaining, along with a small lawned section adding a touch of greenery.

### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - On Street & permit Parking

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 4 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

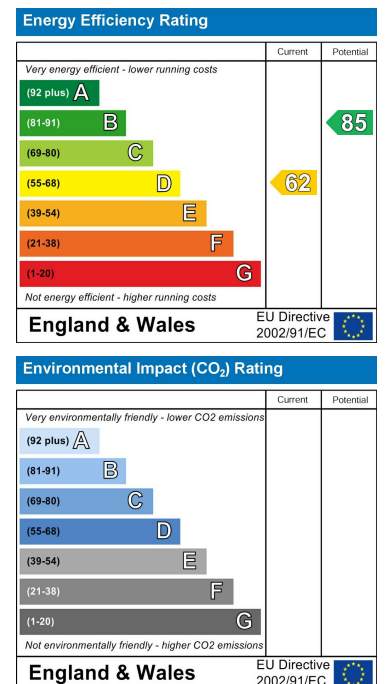
## Floor Plan



## Area Map



## Energy Efficiency Graph



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