



## 97 Robert Street, Manselton, Swansea, SA5 9NA

**£180,000**

We are pleased to bring to market this spacious three bedroom end of terrace home with an additional attic room, set in the well-established and convenient area of Manselton. Perfectly placed for everyday living, the property is within easy reach of local schools, shops and parks, while offering excellent connections to Swansea City Centre, Morfa Retail Park and the M4. The accommodation is arranged over three floors and offers a natural sense of space throughout. To the ground floor, a hallway leads through to a living room, dining room and a generous kitchen and breakfast room designed for both day to day living and entertaining. Upstairs, the first floor provides three well-proportioned bedrooms, along with a family bathroom and separate shower area. The second floor attic room offers a versatile space, ideal for a home office, guest room or additional storage. Externally, the property is approached via a low maintenance courtyard to the front. To the rear, an enclosed garden provides a private outdoor setting and presents an opportunity for improvement to suit individual taste. Offered with no onward chain, this is a home with genuine potential in a location that continues to attract strong interest.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via the front door, the hallway provides access to the principal rooms, with a staircase rising to the first floor, finished with laminate flooring and a radiator.

#### Living Room 10'10" x 13'9" (3.31m x 4.20m)



A bright and inviting living space featuring a double glazed window to the front. The room benefits from a fireplace with decorative surround, complemented by laminate flooring and radiator and opens into the dining room.



#### Dining Room 11'1" x 11'2" (3.39m x 3.41m)



Double glazed window to rear, laminate flooring.

#### Kitchen/Breakfast Room 18'5" x 10'1" (5.62m x 3.08m)



A well-appointed kitchen fitted with a range of wall and base units, complemented by ample worktop space. Incorporating a 1+1/2 bowl stainless steel sink, with plumbing for a washing machine and space for a fridge/freezer and cooker. The room is enhanced by a double glazed window to the side and patio doors opening onto the rear garden, finished with laminate flooring and a radiator.



## First Floor

### Landing

Staircase leading to the attic room, storage cupboard, fitted carpet.

### Bedroom 1 10'11" x 10'10" (3.33m x 3.31m)



The room features a double glazed window to the front elevation, the space is finished with a fitted carpet and a radiator.

### Bedroom 2 11'11" x 12'6" (3.63m x 3.80m)



Double glazed window to rear, storage cupboard housing the boiler, fitted carpet, radiator.

### Bedroom 3 7'8" x 6'3" (2.34m x 1.90m)



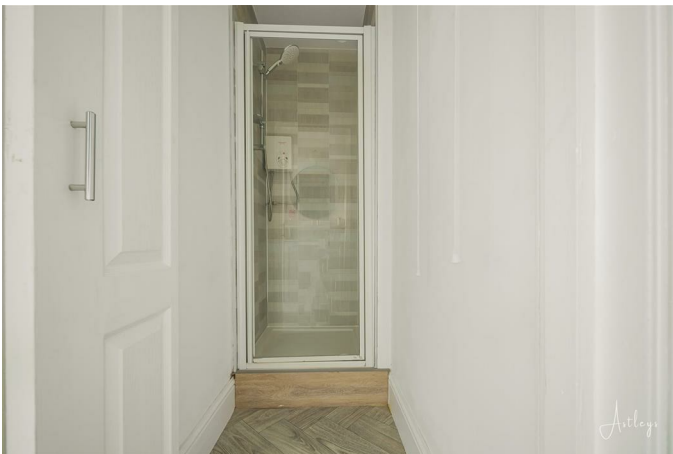
Double glazed window to front, fitted carpet, radiator.

## Bathroom



Fitted three piece suite with comprising, bath with shower attachment, wash hand basin and WC. Frosted double glazed window to rear, vinyl flooring, radiator.

## Shower Room



Fitted shower cubicle, vinyl flooring.

## Second Floor

## Attic Room



Double glazed window to side, two skylights, fitted carpet.



## External



To the front of the property is a low maintenance courtyard.

To the rear there is an enclosed with plenty of potential for enhancement



## Aerial Images



## Agents Note

Tenure \_ Freehold

Council Tax Band - B

Parking - On Street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 5 Mbps Superfast 80 Mbps

Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

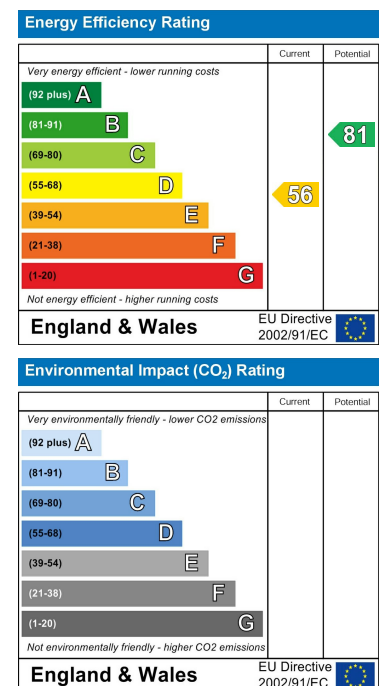
## Floor Plan



## Area Map



## Energy Efficiency Graph



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