



## 35 Walters Street, Manselton, Swansea, SA5 9PL

**Offers Over £140,000**

Set within the well-established area of Manselton, this three bedroom end of terrace home enjoys a convenient position close to everyday amenities. Local shops, supermarkets and schools are all within easy reach, while regular bus routes provide straightforward access into Swansea city centre. The property is also well placed for the M4 corridor, making it a practical choice for commuters, with the city's retail, leisure and waterfront attractions nearby. The ground floor comprises an entrance hall, a living room, dining room and a fitted kitchen. Upstairs, there are three bedrooms along with a wet room.

Externally, the property benefits from a courtyard frontage and a driveway to the side, providing off road parking and access to the garage. To the rear, there is a good sized garden with a lawn and pathway, offering a pleasant outdoor space to enjoy.

Offered with no onward chain, this is a home that presents a straightforward opportunity for buyers looking to settle in a popular and accessible location.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered through the front door, this hallway benefits from a frosted double glazed window to the front. A staircase rises to the first floor, with a useful under-stairs storage cupboard, laminate floor and a radiator.

#### Living Room



This room features a box double glazed window to the front, a gas fire with surround, laminate flooring and a radiator.



#### Dining Room



Bow double glazed window to rear, gas fire with surround, laminate floor, radiator.



## Kitchen

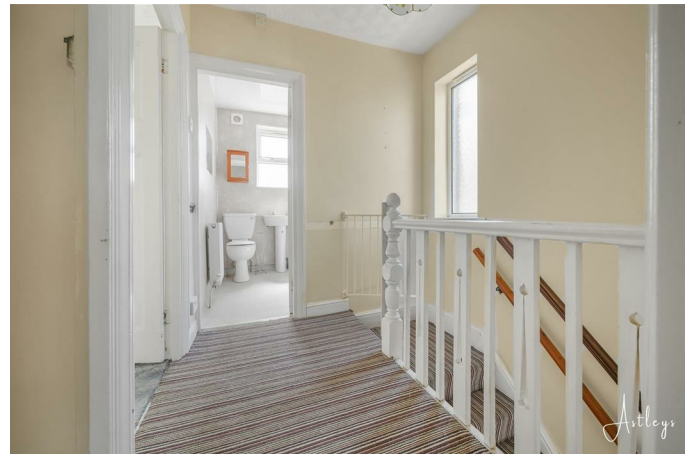


The kitchen is fitted with a range of matching base and wall units with worktop space over, incorporating a 1+1/2 stainless steel sink unit. A double glazed window to the rear, while there is plumbing for a washing machine and space for a fridge/freezer and cooker. The room is finished with tiled flooring and a radiator.



## First Floor

### Landing



Frosted double glazed to side, fitted carpet.

### Bedroom 1



Double glazed window to the front. It benefits from fitted wardrobes along with a fitted carpet and a radiator.

### Bedroom 2



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



### Bedroom 3

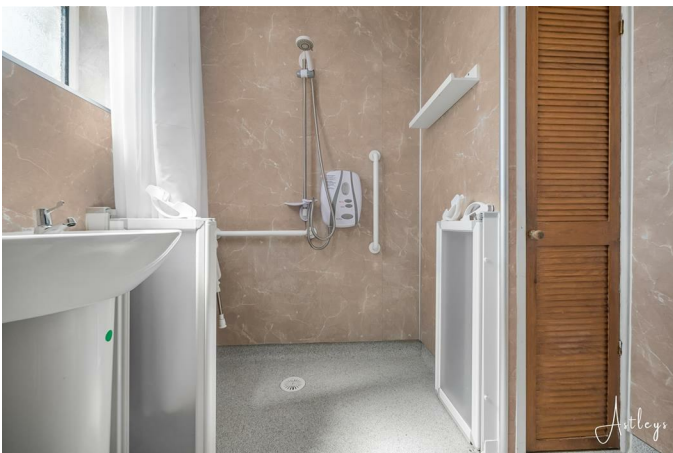


Double glazed window to front, fitted carpet, radiator.

## Wet Room



The bathroom is fitted with a three piece suite comprising a shower area, wash hand basin and WC. The room is finished with vinyl flooring, includes a radiator and frosted double glazed window to the rear.



## External



To the front of the property there is a courtyard, along with a driveway to the side providing off-road parking.

To the rear, the property boasts a good sized garden featuring a pathway and a lawned area, offering an ideal space for outdoor relaxation and entertaining.





### Aerial Images



### Garage



Up and over door.

### Agents Note

Tenure \_ Freehold

Council Tax Band - B

Parking - Driveway and Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 2 Mbps Superfast 238 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

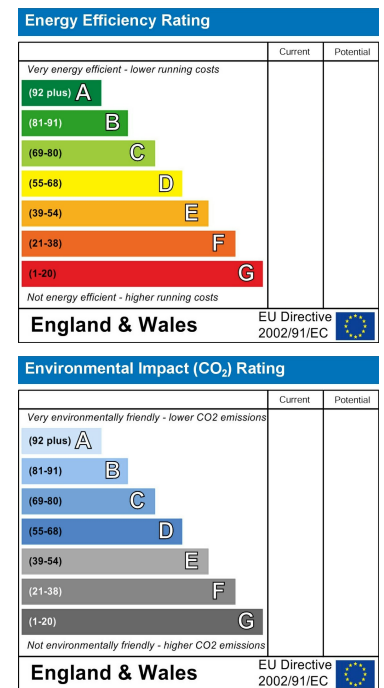
## Floor Plan



## Area Map



## Energy Efficiency Graph



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