



18 Walters Street, Manselton, Swansea, SA5 9PL

£125,000

A traditional semi-detached property which is located in the popular area of Manselton with good access to schools, local shops, Swansea City Centre, Liberty stadium and transport links.

Accommodation consists of two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor. Externally there is a walled front forecourt and an enclosed rear garden with a lawned area and shrub borders along with side access.

Property is of vacant possession and is considered an ideal family home or a great investment buy.

EPC RATING: TBC

The Accommodation Comprises Of

Ground Floor

Porch

Entered via door to front, dado rail, door to:

Hall



Staircase to first floor, radiator.

Lounge 10'6" x 10'11" (3.19m x 3.33m)



Aluminium double glazed bay window to front, gas fire, radiator.

Dining Room 11'7" x 10'11" (3.52m x 3.33m)



UPVC double glazed window to rear, coal effect electric fire set in surround, radiator.

Kitchen/Breakfast Room 15'0" x 9'6" (4.57m x 2.90m)



Fitted with a matching range of wall and base units with worktop space over, beige acrylic sink unit, plumbing for washing machine, built-in four ring gas hob with, built-in electric oven, understairs storage, uPVC double glazed window to side, hardwood door to side.

Shower Room



Two piece suite comprising shower cubicle and wash hand basin with tiled splashbacks, uPVC double glazed window to rear, radiator, sliding door the WC.

WC



WC, part tiled walls, uPVC frosted double glazed window to side,

First Floor

Landing

Storage cupboard, access to loft with pull down ladder.

Bedroom 1 11'3" x 6'11" (3.43m x 2.11m)



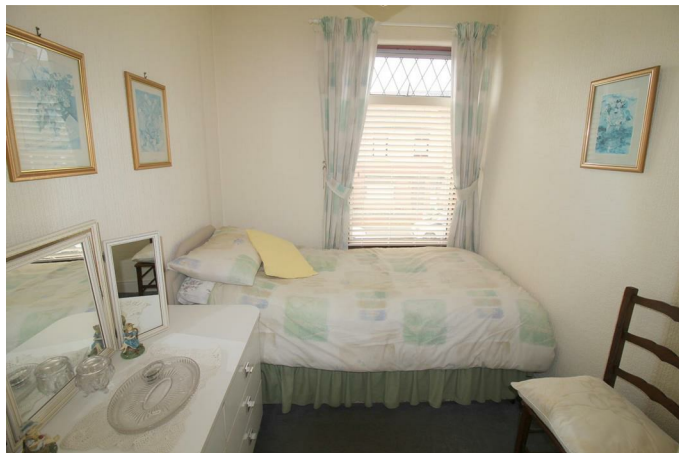
UPVC double glazed window to rear, radiator.

Bedroom 2 10'11" x 6'11" (3.34m x 2.11m)



Aluminium double glazed window to front, radiator.

Bedroom 3 7'10" x 6'10" (2.38m x 2.09m)



Aluminium double glazed window to front, storage cupboard.

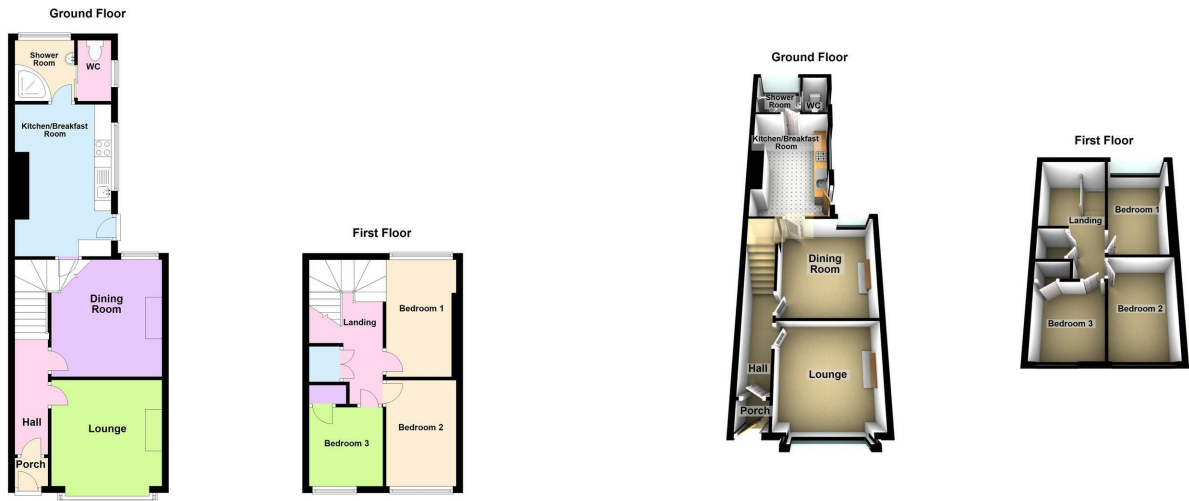
External



To the front of the property is a forecourt with side access to the rear garden.

The rear garden is enclosed with a patio area, lawned garden, mature shrubs and a garden shed.

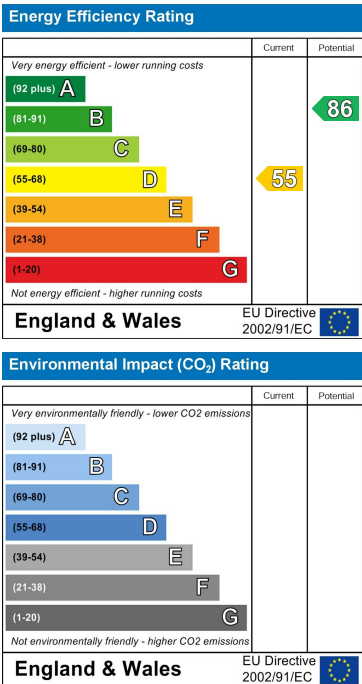
Floor Plan



Area Map



Energy Efficiency Graph



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