



## 84 Cecil Street, Manselton, Swansea, SA5 8QH

**Offers Over £230,000**

A truly fantastic opportunity to acquire this immaculately presented property which has been extensively and professionally renovated to an exceptionally high standard. The ground floor features an entrance porch leading to the entrance hallway, a front facing lounge with bay window, kitchen with a modern high gloss units and appliances, dining room and fully tiled contemporary bathroom. To the first floor you will find four bedrooms and a contemporary shower room. Externally this property benefits from a front courtyard, to the rear is an enclosed garden with a newly laid lawn leading to new large decking area. This property has undergone a complete renovation to produce this outstanding family home; which includes a New Damp Proof Course, New Central heating system, New electrical rewiring, New Plastering, New Doors and Skirtings, New Kitchen, New Bathroom, New Carpets, and has been Decorated to a high standard throughout. Every detail has been meticulously finished to create a luxurious and contemporary living space. The property also comes with Brand new kitchen appliances, newly fitted vertical blinds throughout, new fireplace and Pre-installed TV Brackets.

This property really does offer a turn key ready home. Early viewing is highly recommended to fully appreciate the quality of this Stunning home.

## The Accommodation Comprises

### Ground Floor

#### Porch 4'4" x 3'8" (1.31m x 1.11m)

Entrance door to front, door to the hallway.

#### Hall 6'7" x 7'7" (2.00m x 2.30m)



Tiled flooring, radiator, staircase to first floor.

#### Lounge 9'4" x 12'5" into bay (2.86m x 3.80m into bay)



Double glazed bay window to front, wall mounted electric fire, radiator.

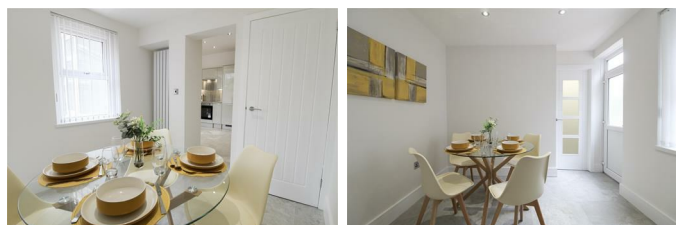
#### Kitchen 11'10" x 13'1" (3.60m x 4.00m)



This kitchen is beautifully appointed with a coordinated and fitted with a matching range of wall and base level units with worktop space over, 1+1/2 bowl stainless steel sink unit, built-in fridge/freezer, washing machine and tumble dryer, built-in electric oven and four ring electric hob with extractor hood over, double glazed window to rear, radiator, tiled flooring, open plan to the dining room.



#### Dining Area 9'5" x 9'7" (2.88m x 2.93m)



Double glazed window to side, tiled flooring,

under-stairs storage cupboard, radiator, double glazed door leading to the rear garden.

### Inner Hall

Door to bathroom

### Bathroom 4'10" x 7'11" (1.48m x 2.41m)



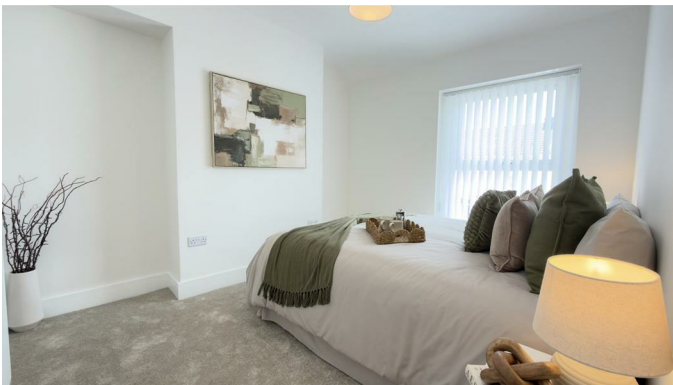
Three piece suite with comprising, bath, wash hand basin and WC. Tiled walls, heated towel rail, frosted double glazed window to rear.

### First Floor

### Landing 20'9" x 5'10" (6.32m x 1.78m)

Storage cupboard.

### Bedroom 1 10'10" x 10'2" (3.31m x 3.09m)



Double glazed window to front, radiator.

### Bedroom 2 10'10" x 9'9" (3.30m x 2.97m)



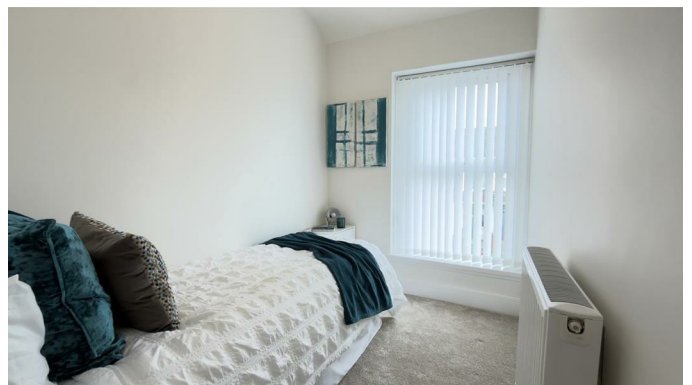
Double glazed window to rear, radiator.

### Bedroom 3 8'0" x 9'2" (2.45m x 2.79m)



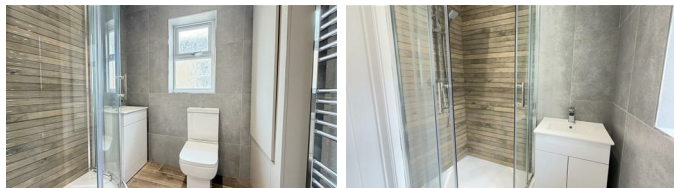
Double glazed window to rear, radiator.

### Bedroom 4 11'3" x 5'10" (3.43m x 1.78m)



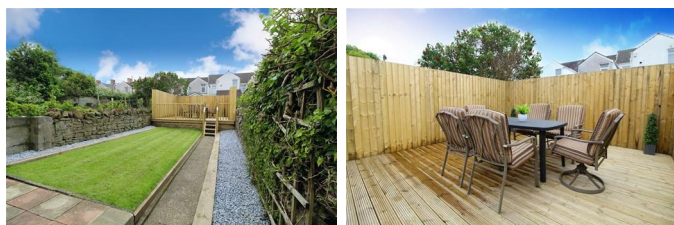
Double glazed window to front, radiator.

### Shower Room 6'0" x 5'3" (1.82m x 1.61m)



Three piece suite with comprising, tiled shower cubicle, wash hand basin and WC. Tiled walls, cupboard housing the boiler, heated towel rail, frosted double glazed window to side.

### External



Externally this property benefits from a front courtyard.

The rear is an enclosed garden with a newly laid lawn leading to new large decking area.

### Agents Note

Tenure \_ Freehold

Council Tax Band - B

Parking - On Street Parking

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 1 Mbps Superfast 80 Mbps Ultrafast

1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

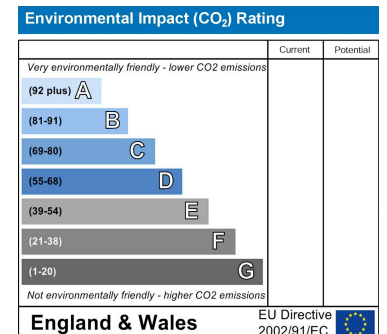
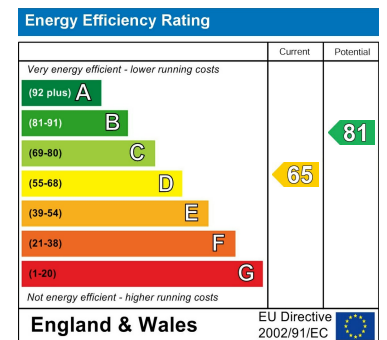
## Floor Plan



## Area Map



## Energy Efficiency Graph



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