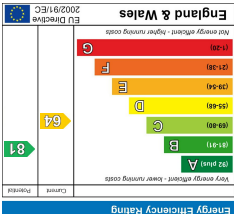


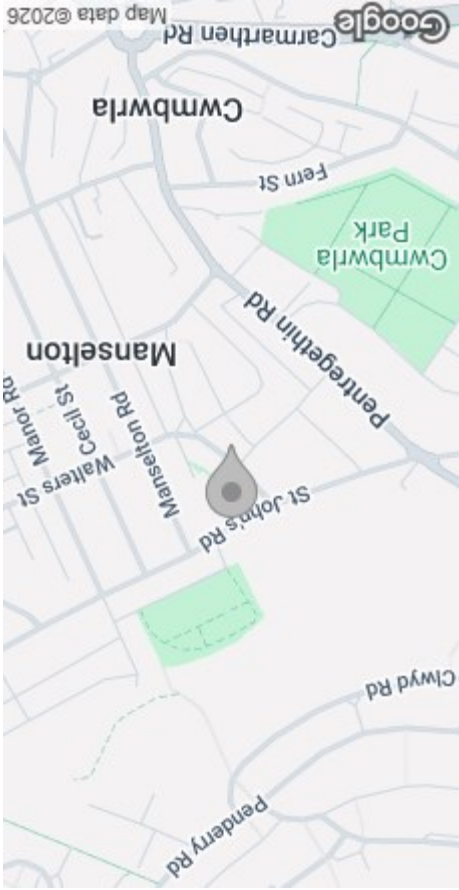
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

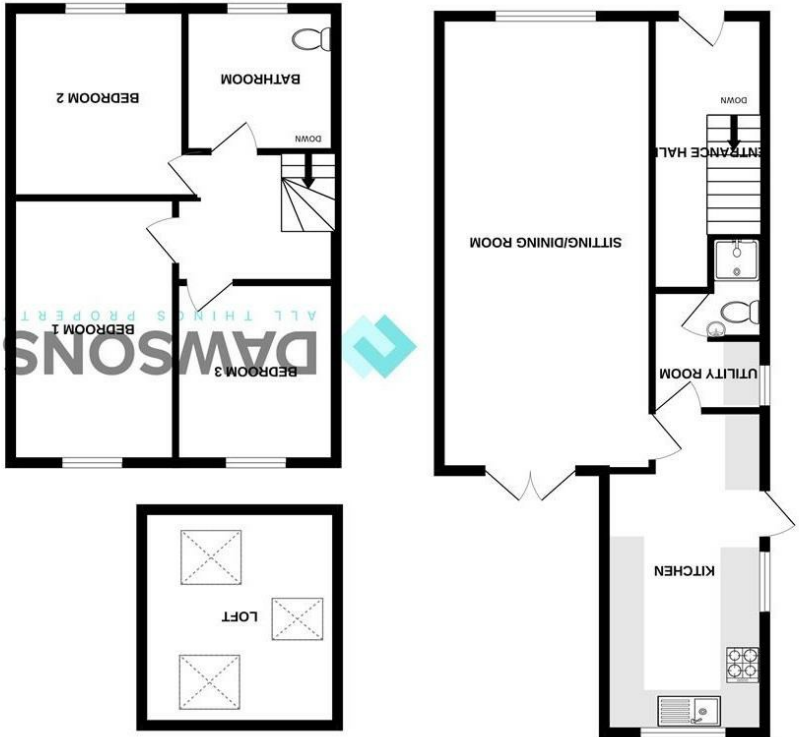
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EPC



AREA MAP



FLOOR PLAN



49 Brondeg  
Manselton, Swansea, SA5 8PY  
Asking Price £160,000





GENERAL INFORMATION

A fantastic opportunity to purchase this end-terrace, ex-local authority property, located in the popular residential area of Manselton, Swansea.

The accommodation comprises a hallway, lounge/dining room, kitchen, utility room, and shower room to the ground floor. To the first floor, there are three bedrooms and a bathroom, with an additional attic room to the second floor.

Externally, the property benefits from a front garden with side access and an enclosed rear garden, further enhanced by the addition of a garage.

Ideally suited to first-time buyers, families, or investors, the property is conveniently located close to local schools, shops, and amenities, and offers excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

Early viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room  
24'10" x 11'8" (7.58m x 3.57m)

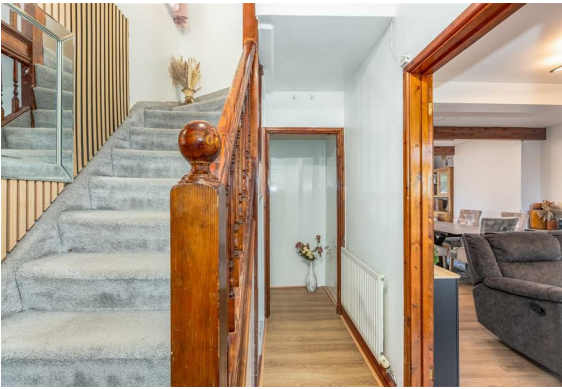
Utility Toom  
6'6" x 6'2" (2.0m x 1.88m)

Shower Room

Kitchen  
17'6" x 8'10" (5.34m x 2.70m)

First Floor

Landing



Bedroom 1  
14'6" x 8'7" (4.42m x 2.62m)

Bedroom 2  
10'4" x 10'2" (3.17m x 3.12m)

Bedroom 3  
9'10" x 8'9" (3.0m x 2.68m)

Bathroom

Attic Room  
11'10" x 10'7" (3.62m x 3.25m)

External

Gated Front Garden wioth Side Access

Garden to Rear

Garage to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric  
Mains Sewerage

Water - Metered

Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

