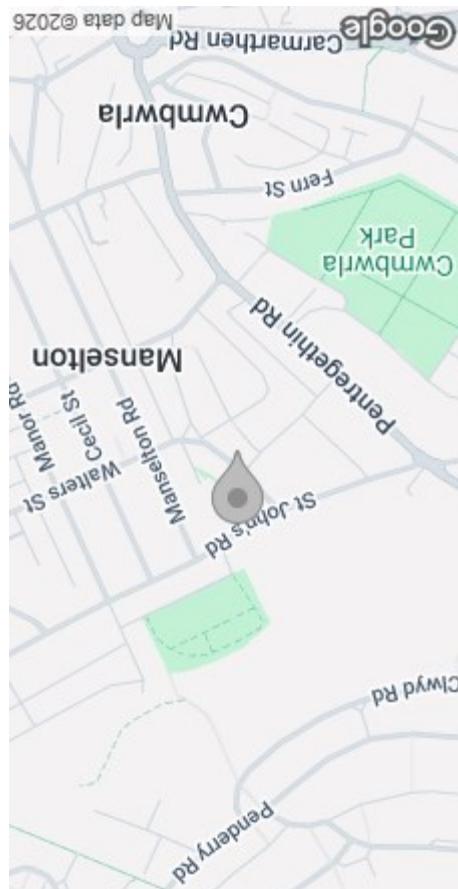


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

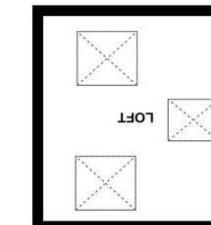
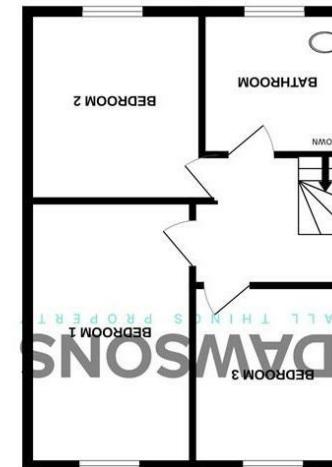
Whilst believed to be accurate, these particulars are general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in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

EPC



AREA MAP

1ST FLOOR 2ND FLOOR GROUND FLOOR



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.



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 with 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.

