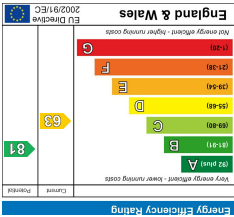
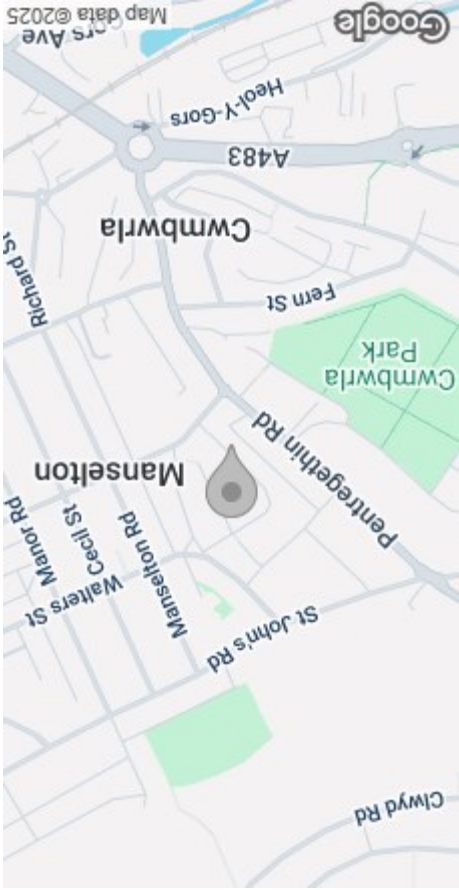


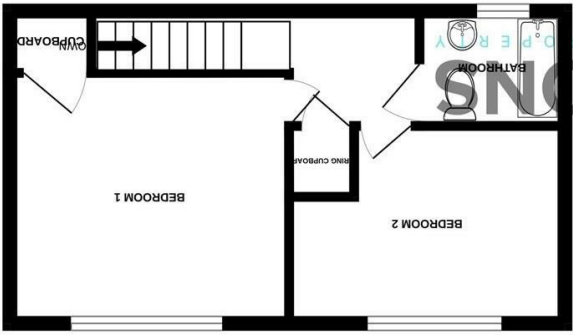
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



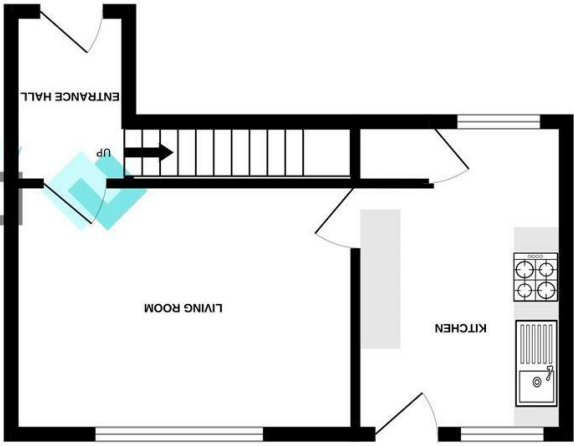
### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



7 Brondeg Crescent  
Manselton, Swansea, SA5 8QB  
Offers In The Region Of £120,000





GENERAL INFORMATION

A fantastic opportunity to purchase this mid-terrace property, located in the popular residential area of Manselton, Swansea. The ground floor comprises a hallway, a combined lounge/dining room, and a kitchen.

Upstairs, the property offers two bedrooms and a bathroom. Outside, there is a small front garden and an enclosed rear garden with the added benefit of an external storage space.

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

Early viewing is recommended to appreciate the potential on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
14'0" x 10'2" (4.28m x 3.10m )

Kitchen  
17'3" x 7'2" (5.26m x 2.19m)

First Floor

Landing

Bedroom 1  
14'3" x 9'1" (4.35m x 2.78m)



Bedroom 2  
10'7" x 10'7" (3.24m x 3.23m)

Bathroom

External

Front Garden

Enclosed Rear Garden

Outhouse

Tenure - Freehold

Council Tax Band - B

EPC - D

Services

Mains Gas & Electric  
Mains Sewerage

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability."

