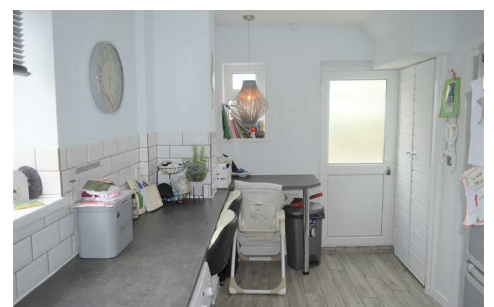




2 Brondeg

Manselton, Swansea, SA5 8PZ

Asking Price £120,000



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

Enter via uPVC double glazed glass panel door into:

PORCH

UPVC window to rear, uPVC window to side, uPVC window to front, vinyl flooring uPVC double glazed entrance door to:

HALLWAY

Stairs to first floor, door to:

LOUNGE

13'9" x 10'11" (4.18 x 3.32)

UPVC double glazed bay window to front, radiator, door to:

KITCHEN/BREAKFAST ROOM

17'2" x 7'10" (5.22 x 2.38)

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink with single drainer, tumble dryer, plumbing for washing machine, space for fridge/freezer, tiled flooring, double door to Storage cupboard uPVC double glazed window to rear, window to side, uPVC double glazed door into:

CONSERVATORY

9'8" x 8'2" (2.94 x 2.49)

Window to rear, window to side, window to front, tiled flooring, door.

FIRST FLOOR

LANDING

UPVC double glazed window to side, door to:

BEDROOM 1

13'10" x 9'1" (4.22 x 2.76)

UPVC double glazed bay window to front, radiator, double door to storage cupboard feature fireplace with decorative surround.

BEDROOM 2

10'0" x 8'2" (3.04 x 2.50)

UPVC double glazed window to rear, radiator.

BATHROOM

8'1" x 6'9" (2.47 x 2.06)

Three piece suite comprising panelled P shaped bath with shower over with electric shower over, wash hand basin and WC, radiator, vinyl flooring uPVC double glazed obscure glass to rear.

EXTERNAL

FRONT GARDEN

Pathway leading to front door, lawned area, border mature shrubs.

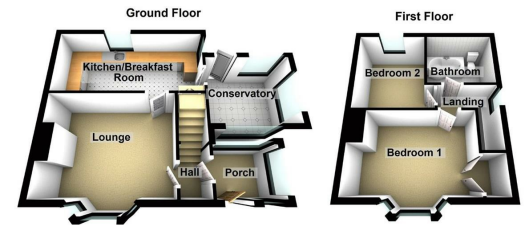
SIDE & REAR GARDEN

Steps leading down to lawned area and patio area, border mature shrubs

AREA MAP



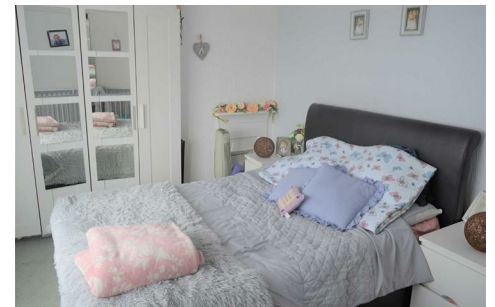
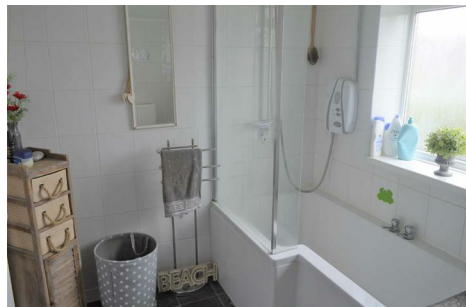
FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	87
		EU Directive 2002/91/EC	

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.



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