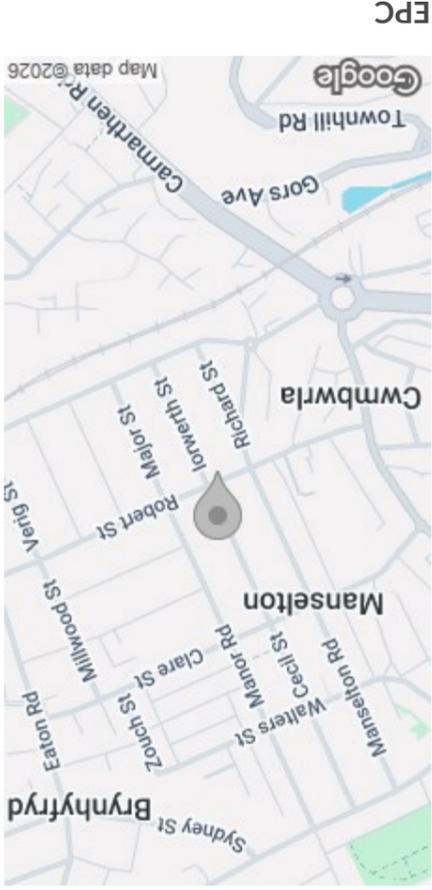


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

These plans have been made to ensure the accuracy of the layout contained here. Measurements at doors, windows, rooms and other openings are approximate and should be used as a guide only. The actual dimensions may vary slightly from those shown on the plans. The drawings are for information only 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.



AREA MAP



FLOOR PLAN



105 Robert Street
 Manselton, Swansea, SA5 9NA
 Asking Price £180,000

3 Bedrooms, 1 Bathroom, 1 Living Room, EPC Rating E

GENERAL INFORMATION

A fantastic opportunity to purchase this mid-terrace home, ideally positioned in the sought-after area of Manselton, Swansea.

The ground floor comprises an entrance porch, hallway, lounge opening into a dining room, kitchen, utility room, and W.C. To the first floor, the property offers three bedrooms and a family bathroom, providing practical and comfortable living space.

Externally, the home benefits from a front forecourt and an enclosed rear garden, perfect for everyday use or outdoor enjoyment.

Superbly located close to local schools and amenities, the property also enjoys excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

An ideal family home in a popular residential setting. Viewing is highly recommended to appreciate the space and location on offer.

FULL DESCRIPTION

Ground Floor

Porch

Hallway

Lounge Opening To:

13'8" x 12'4" (4.19m x 3.78m)

Dining Room

11'9" x 11'9" (3.59m x 3.59m)

Kitchen

13'1" x 9'11" (4.00m x 3.03m)

Utility Room

6'7" x 6'7" (2.02m x 2.02m)

W.C



First Floor

Landing

Bedroom 1

17'0" x 10'6" (5.20m x 3.22m)

Bedroom 2

11'9" x 10'10" (3.59m x 3.32m)

Bedroom 3

9'11" x 7'2" (3.04m x 2.20m)

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC-E

Services

Mains Electric & Electric
Mains Sewerage

Water: Metered

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.

