15 Elgin Street



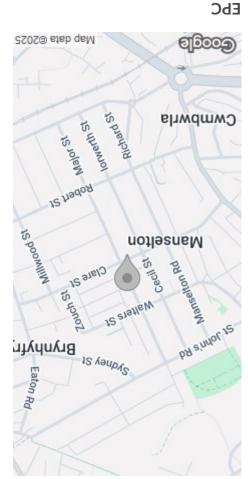


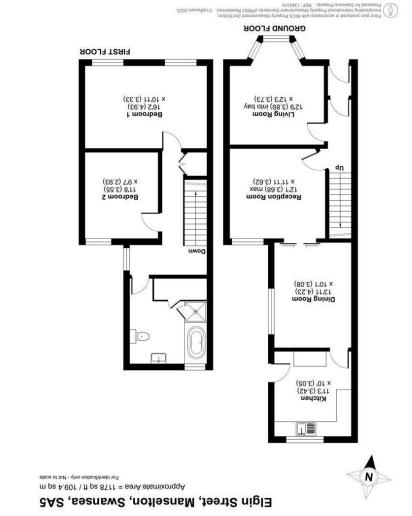






FLOOR PLAN AREA MAP









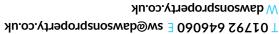
or warranty in respect of the property. statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set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











11 Walter Road, Swansea, SA1 5NF

GENERAL INFORMATION

Fantastic opportunity to acquire this mid-terrace property in the sought-after area of Manselton, Swansea.

The ground floor comprises an entrance porch, hallway, three reception rooms, and a kitchen. To the first floor are two bedrooms and a bathroom with a four-piece suite.

Externally, the property offers a front forecourt and a rear garden.

Ideally placed for local schools and amenities, with excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

In need of updating throughout, this home will appeal to both first-time buyers and investors. Early viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception 1

12'9" (into bay) x 12'2" (3.89m (into bay) x 3.73m)

Reception 2

12'0" (max) x 11'10" (3.68m (max) x 3.62m)

Reception 3

13'10" x 10'1" (4.23m x 3.08m)





















First Floor

Landing

Bedroom 1 16'2" x 10'11" (4.93m x 3.33m)

Bedroom 2 11'7" x 9'7" (3.55m x 2.93m)

Bathroom

External

Front Forecourt

Garden to Rear

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."





