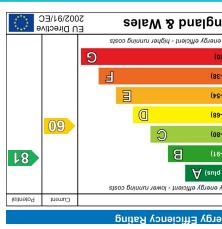
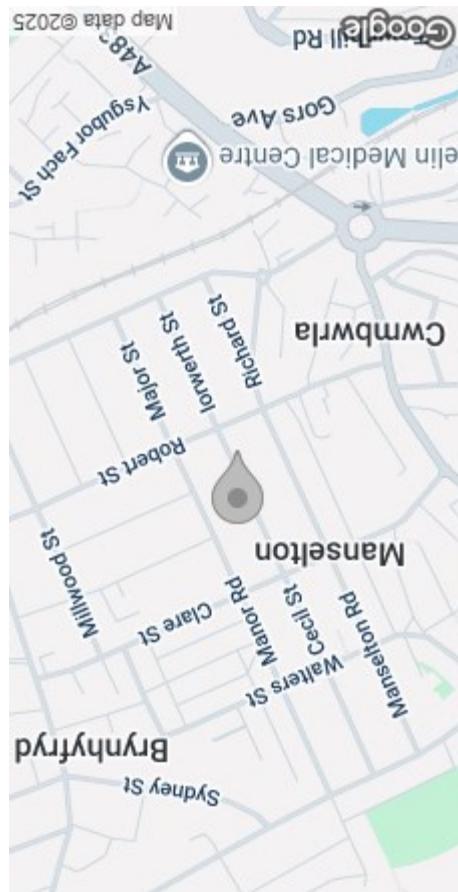




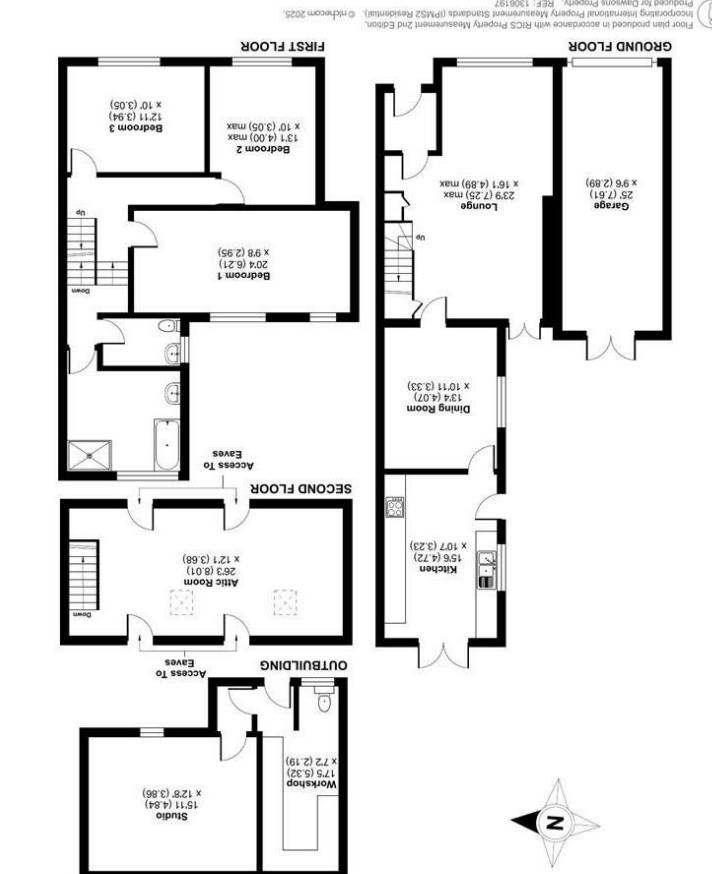
These particulars or representations of facts, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy.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



Cecil Street, Manselton, Swansea, SA5

FLOOR PLAN



2 Cecil Street  
Manselton, Swansea, SA5 8QN  
Offers Over £210,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Dawsons are pleased to offer for sale this spacious and characterful End of Terrace property, ideally located in the popular residential area of Manselton, Swansea.

This well-proportioned home features an entrance porch, a welcoming lounge, separate dining room, and a kitchen to the ground floor. The first floor offers three bedrooms, a family bathroom, and a separate W.C., while the second floor provides a versatile attic room—perfect as a home office, hobby room, or occasional guest space.

Externally, the property benefits from a garage to the front and an enclosed rear patio garden, ideal for low-maintenance outdoor living. A standout feature is the outbuilding to the rear, currently divided into a workshop and a studio, offering flexible use for work, storage, or creative pursuits.

The property is conveniently positioned close to local schools, shops, and amenities, with excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

A fantastic opportunity for families, first-time buyers, or those seeking a home with additional workspace. Viewing is highly recommended to appreciate everything this property has to offer.



## FULL DESCRIPTION

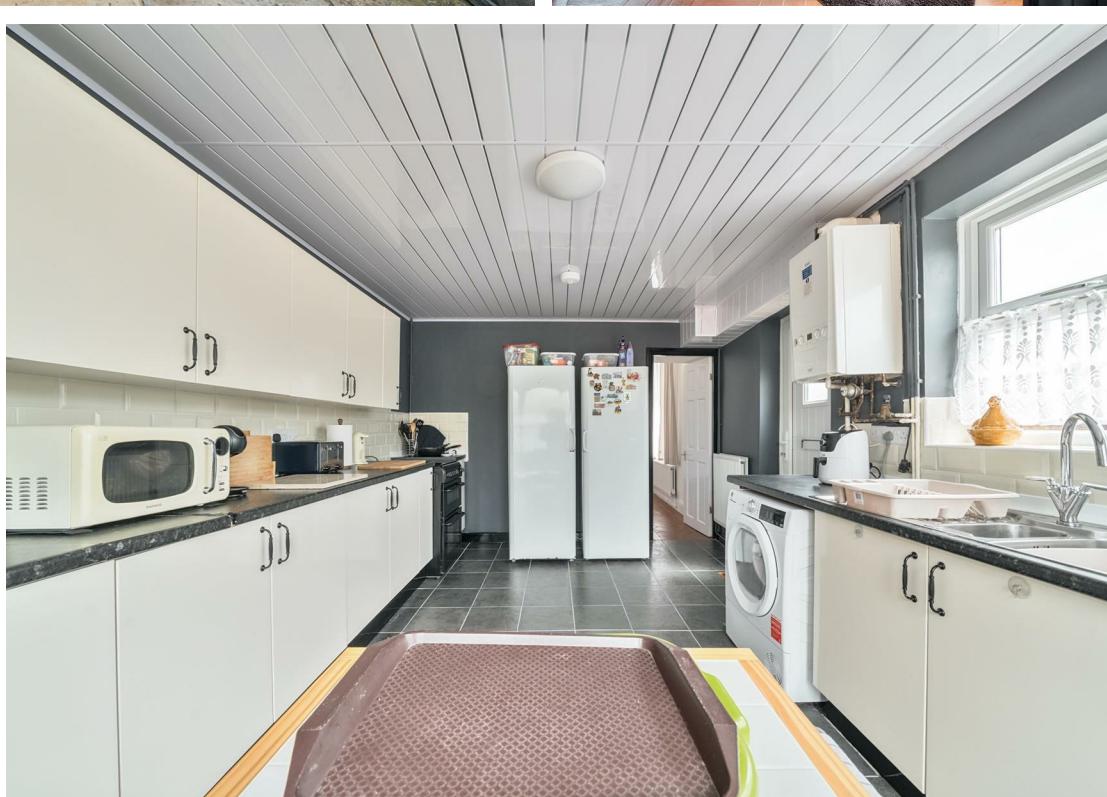
### Ground Floor

#### Entrance

#### Porch

#### Lounge

23'9" (max) x 16'0" (max) (7.25m (max) x 4.89m (max))



#### Dining Room

13'4" x 10'11" (4.07m x 3.33m)



#### Kitchen

15'5" x 10'7" (4.72m x 3.23m)

### First Floor

#### Landing

#### Bedroom 1

20'4" x 9'8" (6.21m x 2.95m)



**Bedroom 2**  
13'1" (max) x 10'0" (4.00m (max) x 3.05m)

#### Bedroom 3

12'11" x 10'0" (3.94m x 3.05m)

#### Bathroom

#### Separate W.C

### Second Floor

#### Attic Room

26'3" x 12'0" (8.01m x 3.68m)

#### External

#### Garage to Front

#### Enclosed Rear Patio Garden

#### Outbuilding

#### Workshop

16'9" x 7'2" (5.12m x 2.19m)

#### Studio

15'10" x 12'7" (4.84m x 3.86)

#### Tenure - Freehold

#### Council Tax Band - C

#### EPC-D

#### Services

Mains Gas & Electric

Mains Sewerage

"Broadband - The current supplier is (Virgin). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [O2].

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

