



Energy efficiency rating		England & Wales	
Very energy efficient - lower running costs	A	92-95 p/kWh	100-120 p/kWh
Good energy efficiency - lower running costs	B	82-91 p/kWh	100-120 p/kWh
	C	68-81 p/kWh	100-120 p/kWh
	D	55-67 p/kWh	100-120 p/kWh
	E	44-54 p/kWh	100-120 p/kWh
	F	34-43 p/kWh	100-120 p/kWh
	G	24-33 p/kWh	100-120 p/kWh
Not energy efficient - higher running costs			
Current	60		
Targeted	81		
EU Directive 2020/1855			

Cecil Street, Swansea, SAs

Approximate Area = 1732 sq ft / 160.9 sq m
Garage = 237 sq ft / 22 sq m
Outbuilding = 353 sq ft / 32.7 sq m
Total = 2322 sq ft / 215.6 sq m

For identification only - Not to scale

GROUND FLOOR

Garage
25' (7.61) x 9'6" (2.89)

Lounge
23'9" (7.25) max x 15'1" (4.59) max

Dining Room
13'4" (4.07) x 10'11" (3.33)

Kitchen
15'6" (4.72) x 10'7" (3.23)

FIRST FLOOR

Bedroom 1
20'4" (6.21) x 9'8" (2.95)

Bedroom 2
13'7" (4.00) max x 10' (3.05)

Bedroom 3
12'11" (3.84) x 10' (3.05)

SECOND FLOOR

Attic Room
20'3" (6.01) x 12'1" (3.68)

OUTBUILDING

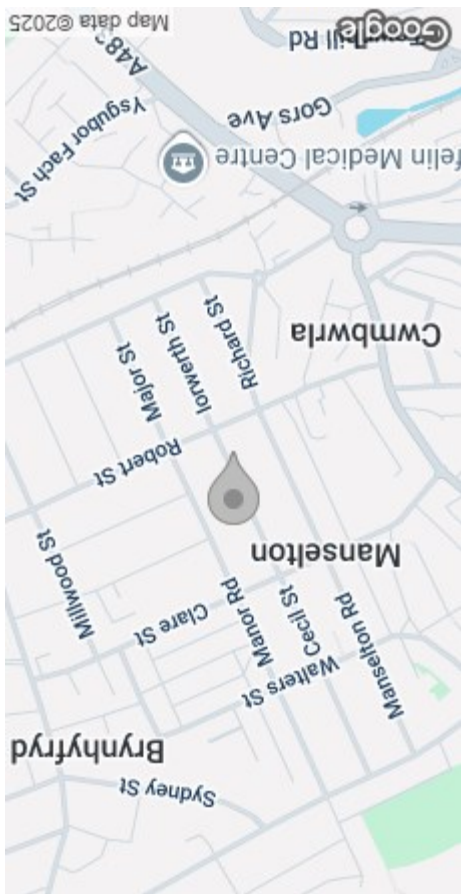
Studio
15'11" (4.54) x 12'8" (3.86)

Workshop
17'5" (5.32) x 7'2" (2.19)

Proportion of Information Property Measurement Standards (PMS) Residential. © Redwood 2025

Proportion of Information Property Measurement Standards (PMS) Residential. © Redwood 2025

AREA MAP



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.

