



# **36 Phillip Street**

Manselton, Swansea, SA5 9NL

Offers Over £115,000





## **FULL DESCRIPTION**

#### **Ground Floor**

Entrance

Hallway

Lounge Opening to: 12'2" x 10'0" (3.73m x 3.06m)

**Dining Room** 11'5" x 11'5" (3.49m x 3.48m)

**Kitchen** 11'9" x 8'3" (3.60m x 2.54m)

**Utility** 11'5" x 6'0" (3.49m x 1.85m)

**Shower Room** 

**First Floor** 

Landing

Bedroom 1 14'6" x 10'2" (4.43m x 3.11m)

Bedroom 2 11'7" x 8'8" (3.54m x 2.66m)

Bedroom 3 12'0" x 8'2" (3.66m x 2.49m)

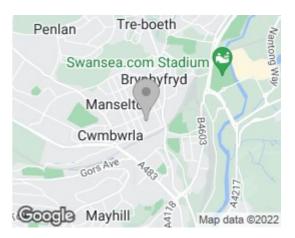
External

**Enclosed Rear Garden** 

**Tenure - Freehold** 

**Council Tax Band - B** 

### AREA MAP

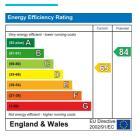


## **FLOOR PLANS**



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