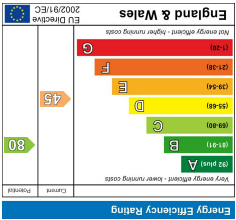
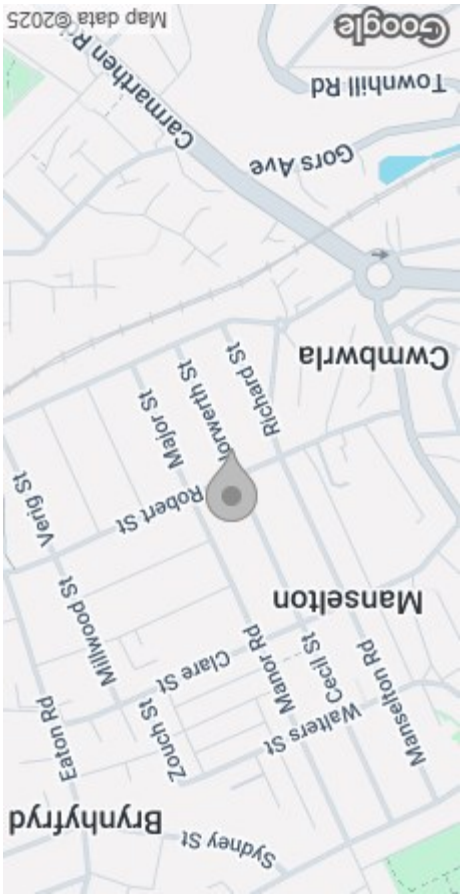


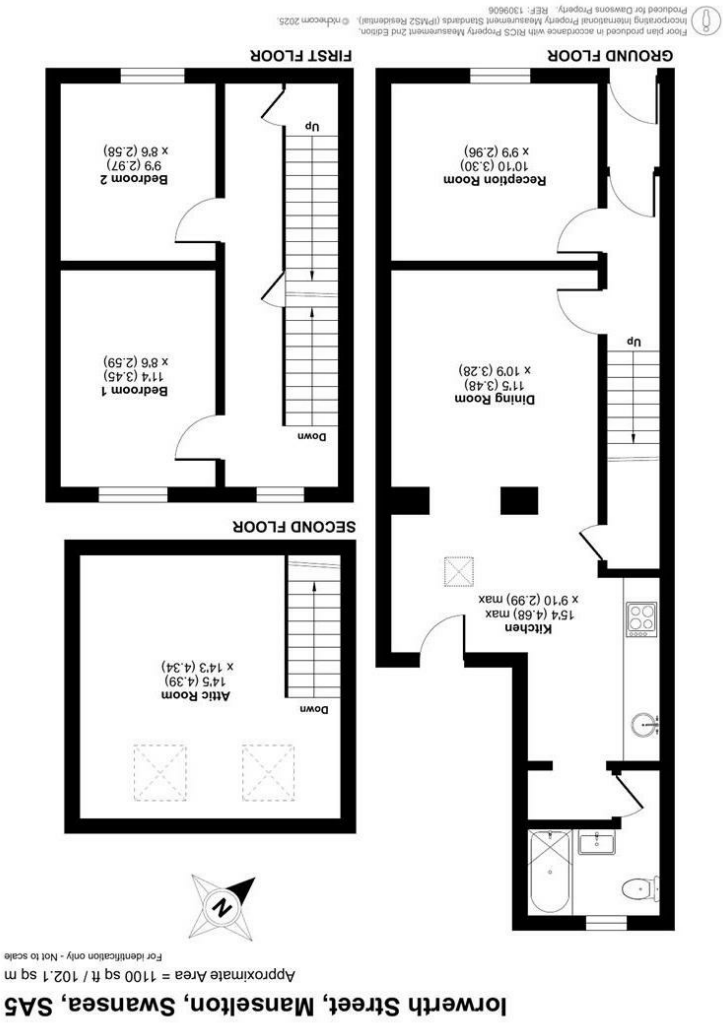
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



55 lorwerth Street
Manselton, Swansea, SA5 9NP
Offers Over £140,000



GENERAL INFORMATION

We are pleased to offer for sale this end-terrace property, ideally located in the highly sought-after area of Manselton, Swansea.

The ground floor accommodation comprises an entrance porch, hallway, lounge, separate dining room, kitchen, inner hallway, and bathroom. To the first floor, you'll find two bedrooms, with an additional attic room on the second floor—offering flexible space ideal for a study, guest room, or storage.

Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining.

Ideally situated close to local schools and amenities, this home also offers excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium.

An ideal first-time buy or investment opportunity. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
10'9" x 9'8" (3.30m x 2.96m)

Dining Room
11'5" x 10'9" (3.48m x 3.28m)

Kitchen
15'4" (max)) x 9'9" (max) (4.68m (max)) x 2.99m (max))

Inner Hallway



Bathroom

First Floor

Landing

Bedroom 1
11'3" x 8'5" (3.45m x 2.59m)

Bedroom 2
9'8" x 8'5" (2.97m x 2.58m)

Second Floor

Attic Room
14'4" x 14'2" (4.39m x 4.34m)

External

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

EPC-E

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.

N.B

"Buyers are advised to contact the local authority regarding parking permit availability and costs

