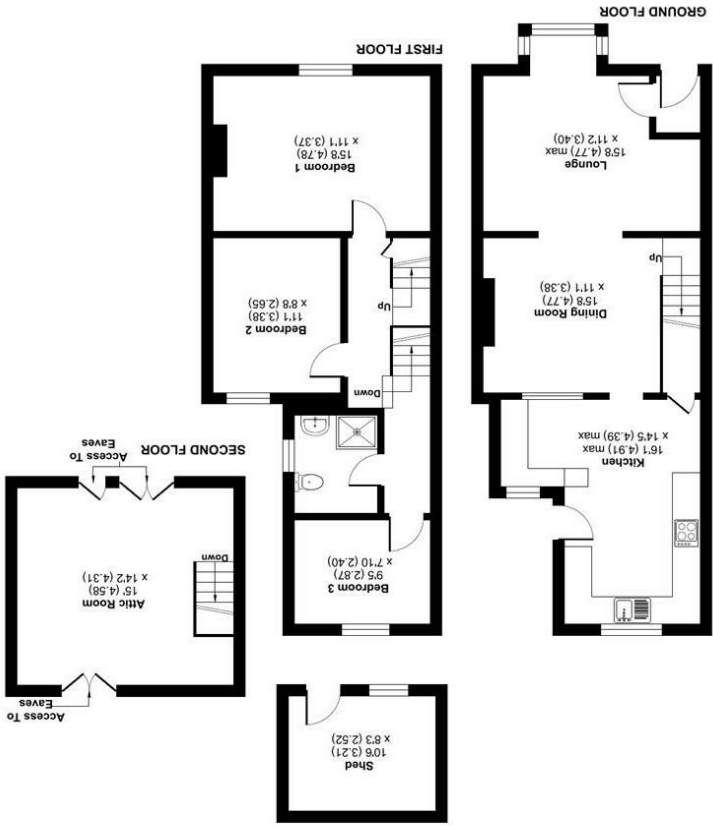


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

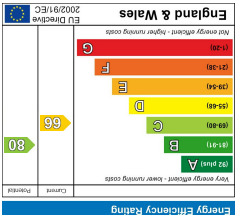
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1252338
© Dawson's 2025



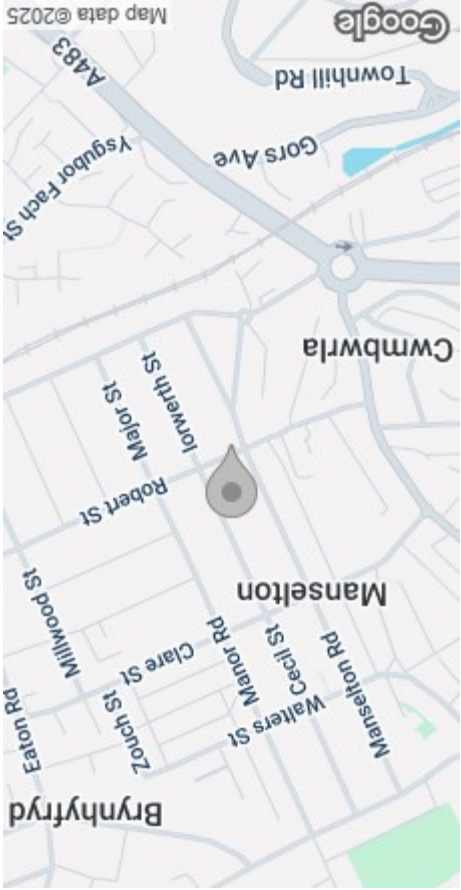
Robert Street, Manselton, Swansea, SA5

Approximate Area = 1292 sq ft / 120 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 1379 sq ft / 128 sq m
For identification only - Not to scale

FLOOR PLAN



EPC



AREA MAP



98 Robert Street
Manselton, Swansea, SA5 9NA
Offers Over £160,000

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GENERAL INFORMATION

A fantastic opportunity to acquire this mid terrace property situated in the sought after location of Manselton, Swansea. The property comprises entrance porch, lounge opening to dining room, and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. To the second floor there is the attic room.. Externally this property offers a front forecourt and an enclosed garden with a patio area perfect for entertaining and a shed. The property is in a superb location to local schools and amenities and provides excellent transport links to Swansea City Centre, Morfa Retail Park, and Swansea.com Stadium. Viewing is highly recommended to appreciate what this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Lounge Opening To:
15'7" (max) x 11'1" (4.77m (max) x 3.40m)

Dining Room
15'7" x 11'1" (4.77m x 3.38m)

Kitchen
16'1" (max) x 14'4" (max)
(4.91m (max) x 4.39m (max))

First Floor

Landing



Bedroom 1
15'8" x 11'0" (4.78m x 3.37m)

Bedroom 2
11'1" x 8'8" (3.38m x 2.65m)

Bedroom 3
9'4" x 7'10" (2.87m x 2.40m)

Shower Room

Second Floor

Attic Room
15'0" x 14'1" (4.58m x 4.31m)

External

Front Forecourt

Enclosed Rear Garden

Shed
10'6" x 8'3" (3.21m x 2.52m)

Tenure - Freehold

Council Tax Band - B

N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

