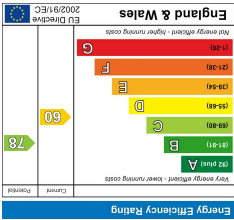
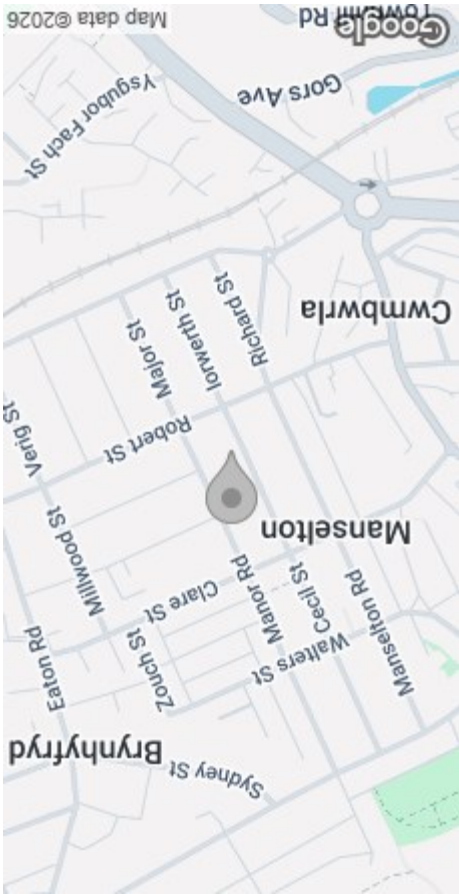


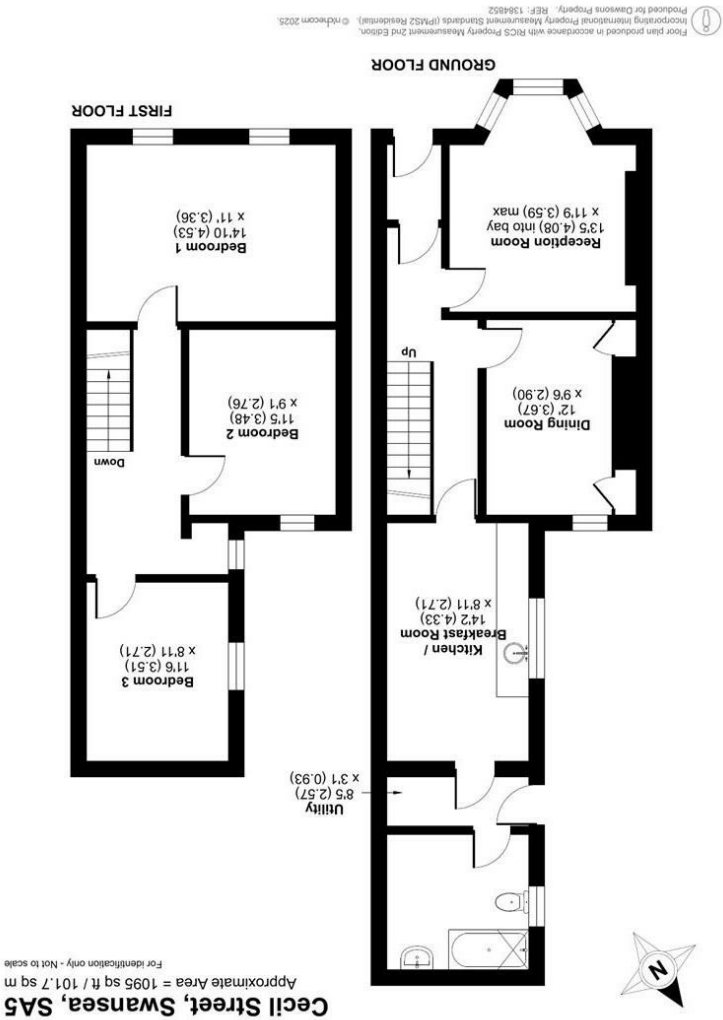
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



11 Cecil Street
Manselton, Swansea, SA5 8QW
Offers Over £150,000



GENERAL INFORMATION

Dawsons are pleased to offer for sale this mid-terrace property, ideally situated in the popular residential area of Manselton, Swansea.

The property offers a well-proportioned layout, comprising an entrance porch, hallway, lounge, separate dining room, kitchen, utility room, and bathroom on the ground floor. The first floor provides three bedrooms.

Externally, there is a front forecourt and an enclosed rear garden.

Conveniently located close to local schools, shops, and amenities, with excellent transport links to Swansea City Centre, Morfa Retail Park, and the Swansea.com Stadium, this home combines practicality with a desirable location.

An ideal opportunity for families, first-time buyers, or investors, with finishing touches still to be completed. Viewing is highly recommended to fully appreciate the potential on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception

13'4" (into bay) x 11'9" (max)
(4.08m (into bay) x 3.59m (max))

Dining Room

12'0" x 9'6" (3.67m x 2.90m)

Kitchen/Breakfast Room

14'2" x 8'10" (4.33m x 2.71m)

Utility

8'5" x 3'0" (2.57m x 0.93m)



Bathroom

First Floor

Landing

Bedroom 1

14'10" x 11'0" (4.53m x 3.36m)

Bedroom 2

11'5" x 9'0" (3.48m x 2.76m)

Bedroom 3

11'6" x 8'10" (3.51m x 2.71m)

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Coucncil Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Water: Billed

"Broadband – The current supplier is (You Fibre). The broadband type is Fibre

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

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

