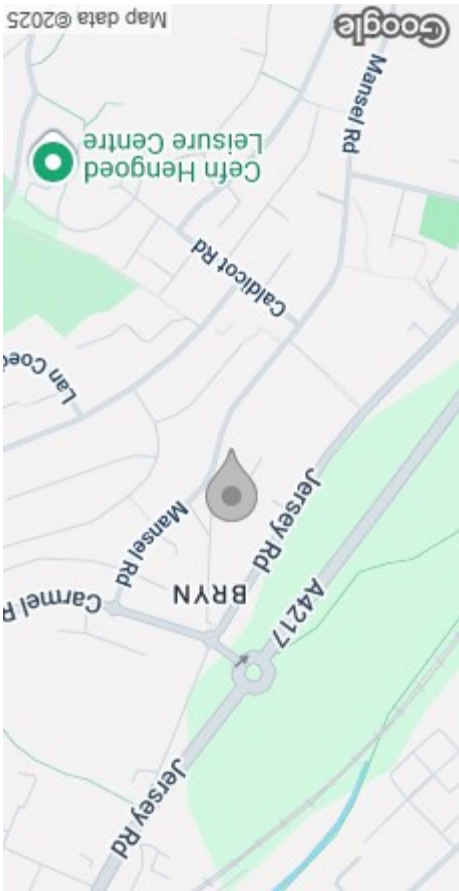


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

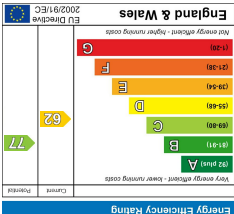
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2023



FLOOR PLAN



AREA MAP



EPC



243 Mansel Road  
Bonynmaen, Swansea, SA1 7JT  
Offers Over £125,000

3 1 1 D



GENERAL INFORMATION

Located on the charming Mansel Road in Bonymaen, Swansea, this well-presented semi-detached house offers a delightful living experience for families and professionals alike.

With three spacious bedrooms, this property provides ample room for relaxation and personal space. The inviting reception room serves as a perfect gathering spot for family and friends, creating a warm and welcoming atmosphere.

The house boasts a modern bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space ideal for children to play or for hosting summer barbecues.

Additionally, off-road parking is available, providing ease and security for your vehicles.

Situated close to local amenities, this home is perfectly positioned for those who appreciate the convenience of nearby shops, schools, and recreational facilities.

The absence of a chain means that you can move in without delay, making this property an attractive option for those looking to settle in quickly.

FULL DESCRIPTION

Please note the property if of non standard construcion.

Ground Floor

Entrance

Hallway  
6'0" x 12'4" (1.83m x 3.76m)

Living Room  
22'0" x 11'4" (6.71m x 3.46m)

Kitchen  
9'6" x 5'11"m (2.91m x 1.82mm)

Conservatory

First Floor

Landing



Bedroom One  
12'0" x 11'5" (3.68m x 3.50m)

Bedroom Two  
7'1" x 9'10" (2.17m x 3.01m)

Bedroom Three  
9'7" x 11'1" (2.94m x 3.40m)

Bathroom  
5'4" x 5'10" (1.65m x 1.78m)

External

Shared Driveway

Garage

Front Garden

Rear Garden

Council Tax Band

B

EPC

D

Tenure

TBC

Services

Mains electricity, gas, water (metered) and sewerage. Water is metered. 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.

Additional Information

The property is of non-traditional construction. The materials used are unknown. Buyers must seek advice from a qualified surveyor, as well as additional advice regarding mortgage and insurance availability.

